

FOR SALE

**Apt 26, Charleston Maltings,
Bailick Road, Midleton, Co. Cork P25 A095**



Paul O'Driscoll Auctioneer is delighted to bring to the market this luxury three bedroomed penthouse apartment within walking distance of Midleton Town.

The apartment is in excellent condition with spacious open plan living accommodation with stunning views of the Ballinacurra estuary.

Located only minutes' drive from the N25 (Cork-Waterford) and Cork City. Midleton is only a short walking distance and has a Train Station, Schools, Shops, churches, bars and restaurants.

Features

- Situated in exclusive complex overlooking the Ballinacurra Estuary.
- Built in 2004
- 1 reserved parking space
- Management fees include insurance, refuse, maintenance etc.
- Easy access to the N25

ACCOMMODATION.

Entrance hall. 11ft 2 x 8ft 6

Large spacious entrance hall. Tiled Flooring. Access to Attic. Hall closet with water tank.

Living Area 25ft 7 x 15ft 2

Laminate timber flooring. Radiator. Recessed lighting. Intercom unit.

Balcony: Laminate flooring with glass roof. Double doors with side glass panels to balcony.

Kitchen-Dining area 11ft 4 x 8ft 9

Tiled flooring. Fully fitted modern kitchen wall and floor units. Tiled splashback.

Stainless steel sink with hot and cold mixer tap. Built in oven, Gas hob and extractor fan. Plumbed for washing machine and dishwasher. Overhead downlights.

Two windows with blinds. Radiator.

Bathroom 6ft 6 x 6ft 4

Fully tiled walls and floor. Toilet and wash hand basin. Bath with shower and bath screen. Radiator.

Bedroom 1 16ft 1 x 14ft 6

Laminate timber flooring. Large built-in wardrobe. One window with blinds and curtain and large alcove window with curtains. Recessed lighting. Skirting radiator.

Ensuite: 6ft 7 x 4ft 2

Fully tiled walls and floor. Toilet and wash hand basin. Shower unit with pump shower.

Bedroom 2 14ft 2 x 13ft 3

Laminate timber flooring. Window with blinds.

Bedroom 3 14ft 1 x 8ft 11

Laminate timber flooring. Two windows with blinds. Radiator.

Services

Mains water and main sewage.

Gas central heating (new boiler)



Paul O'Driscoll Auctioneer, Valuer and Property Consultant for themselves and for the vendors of the property whose Agents they are, give notice that: (i) The particulars contained herein are set out as a general outline for the guidance of intending purchasers and do not constitute any part of an offer or contract and are not in any way legally binding. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Paul O'Driscoll Auctioneer, Valuer and Property Consultant has any authority to make or give representation or warranty whatever in relation to this development. (iv) The particulars contained herein are confidential and are given on the strict understanding that all negotiations shall be conducted through Paul O'Driscoll Auctioneer, Valuer and Property Consultant. (v) Paul O'Driscoll Auctioneer, Valuer and Property Consultant disclaims all liability and responsibility for any direct and/or indirect loss or damage which may be suffered by any recipient through relying on any particular contained in or omitted from the aforementioned particulars.

TEL: 025 393 21

MOB: 086 1895 128

EMAIL: info@paulodriscollauctioneer.ie



PSRA Licence No: 004540

ipav
Institute of Professional
Auctioneers & Valuers

TEGoVA
THE EUROPEAN GROUP OF VALUERS' ASSOCIATIONS