

FOR SALE

16 The Courtyard, Mill Road, Midleton,
Co. Cork. P25 TV70



Paul O'Driscoll Auctioneer, Valuer and Property Consultant is delighted to present new to the market, this lovely 2 bedroomed third floor apartment set within a superb gated development.

The property is in an excellent location within a five-minute walk of all amenities and Midleton Train station which provides a daily service to Cork City Centre. As the property is a gated development it has ample parking available.

The property has a west facing balcony accessed off the living area. It is in excellent condition throughout and viewing is highly recommended.

ACCOMMODATION

Entrance hallway:

Teak front door leading to spacious hallway. Carpeted. Large storage area. Built in hot press with dual immersion.

Living Room: 14'8 x 18'10" / Kitchen area 6'6" x 8'3"

This is an open plan area with a galley kitchen. Laminated timber floor in the living area. Ceramic tile flooring in the kitchen area. Fully fitted kitchen with wall and floor units with kitchen island which is plumbed for washing machine. Stainless steel sink with hot and cold. Built in hob. Tiled splashback. Electric Radiator. Window. Patio door leading to west facing private balcony.

Bedroom 1: 11'2" x 9'1"

Carpet. Built in Wardrobe. Radiator. Window.

Bedroom 2: 9'8" x 9'

Carpet. Built in Wardrobe. Radiator. Window.

Bathroom 7'3" x 7'

Fully fitted 3-piece bathroom suite. Fully tiled walls and floors. Fitted electric shower over bath. Radiator. Window.

Heating Electric heating

BER: C2: (189.76 kWh)

SALE PRICE: €165,000

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: _003876

ipav
Institute of Professional
Auctioneers & Valuers

TEGoVA
THE EUROPEAN GROUP OF VALUERS' ASSOCIATIONS