

Golden Point, East Ferry, Midleton, Co. Cork P25XC94



FOR SALE BY PRIVATE TREATY

Even on the dullest of days Golden Point is a house bathed in light, with 5 pairs of glazed French doors opening onto the large paved patio and garden beyond, there will be no better place to enjoy the sun when it does shine.

Having uninterrupted south facing views over Cork Harbour, the day is easily passed away looking at the comings and goings of the various sea fare.

With views like this the property's design inside and out maximises the views wherever possible i.e. paved steps to the shore line and every room has a sea view.

Golden Point is a purpose built (2004) three bedroom detached house (3,000 sq/ft approx.) on an overall site of approx. 0.2 acres offering great privacy and tranquillity.

DETACHED

3 BED / 4 BATH

262sq.m. (2,820 sq.ft.)

BER C3

Viewings Strictly By Appointment With Sole Agency

**Agents: Malcolm Tyrrell 087 255 4116
Suzanne Tyrrell 086 607 9200**

Accommodation

Teak Entrance Doors

Entrance Porch

2.9m X 1.8m

Tiled ceramic floor.

Inner Hall

Large spacious hall, tiled floor.

Cloak Press

Guest Toilet

W.C., wash hand basin.

Sitting Room

6.8m X 5.6m

Two French doors overlooking harbour, raised hearth, gas fire, recessed lighting, corniced ceiling.

Kitchen/Dining Room

6.3m X 5.9m

Magnificent Alder fitted kitchen with an extensive range of floor and wall units, granite worktop, porcelain tiled floor, electric hob, single oven, oil fired Stanley range, ceramic hob, American fridge, recessed lighting, two French doors to garden overlooking harbour.

Utility Room

2.77m X 2.2m

Alder fitted units, plumbed for washing machine.

Television Room

4.4m X 4.2m

French doors to parking area.

Guest Bedroom

4.0m X 4.0m

Fireplace with raised hearth, French doors overlooking harbour, corniced ceiling, extensive fitted wardrobes

Ensuite

Bath, shower attachment, toilet, wash hand basin, fully tiled walls and floor.

FIRST FLOOR

Bedroom 1

4.75m X 4.97m

Walk in wardrobes, fully shelved.

Ensuite

Bath, shower, W.C., wash hand basin, tiled floor, fitted units.

Bedroom 2

5.7m X 5.9m

Extensive fitted wardrobes.

Ensuite

Shower, W.C., wash hand basin, tiled floor and walls, extensive fitted presses.

Outside

- > Barna Shed
- > Gravelled parking and turning area.
- > Garden

Features

- > Oil fired central heating
- > PVC double glazed windows
- > PVC fascia and soffits



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