



# SEAMUS COX & CO

~ESTATE AGENTS ~ CHARTERED SURVEYORS ~ VALUERS~

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## FOR SALE BY PRIVATE TREATY

BEAUTIFULLY PRESENTED 3 BEDROOM SEMI DETACHED CHALET RESIDENCE WITHIN A POPULAR DEVELOPMENT ON THE EDGE OF MAGUIRESBRIDGE VILLAGE



### 24 STATION PARK, MAGUIRESBRIDGE

- Full Oil Fired Central Heating / Double Glazed Windows & Doors
- 3 Bedroom / 2 receptions
- Outstanding Internal Decoration
- Very high Quality Kitchen with Built In Appliances
- High Quality Sanitary Ware
- Landscaped Grounds
- Convenient Location close to all amenities

**PRICE: OFFERS AROUND £127,500**  
**VIEWING: BY APPOINTMENT WITH THE AGENT**

No. 24 Station Park, Maguiresbridge is an exceptional 3-bedroom semi detached residence. This property is decorated & maintained to the highest of standards throughout- with high quality fixtures & fittings. Situated on a larger than average site the property boasts ample parking as well as large garden areas.

**\*\* EARLY VIEWING COMES HIGHLY RECOMMENDED BY THE AGENT\*\***

**Entrance Hall:** 7'8'' x 15'9''. Fully Tiled Floor. Understairs Storage off.

**Living Room:**



11'7'' x 15'3''. Electric Fire Inset with attractive Sand Stone Surround & Marble Hearth. Laminate Wooden Flooring. French Doors through to Dining Area.



**Dining Room:**



11'7'' x 10'4''. Laminate Wooden Flooring. French Doors through to Living Area. Well Decorated.



**Kitchen:**

17'4'' x 10'4''. Excellent Range of High & Low Level Units. Fully Tiled Floor, Part Tiled Walls. Built in Dishwasher & Fridge Freezer. Built in Oven & Hob with Extractor Fan Over. Single Drainer Stainless Steel Sink Unit with Salad Bowl. Recessed Lighting.



**Bathroom:**



8'1'' x 9'7''. High Quality White Suite comprising of Low Flush WC, Pedestal Wash Hand Basin & Panelled Bath. Separate Electric Power Shower Cubicle. Fully Tiled Walls & Floor. Hotpress Off.

**Bedroom 3:**

8'8'' x 9'6''.

**UPSTAIRS**

**Bedroom 1:**

13'2'' x 13'8''. (WP). En-Suite Off. Well Decorated Room.



**En-Suite:**

WC, Pedestal Wash Hand Basin & Separate Mira Sport Power Shower.

**Bedroom 2:**

11'8'' x 13'10'' (Into Bay). Well Decorated Room. Two Built in Double Wardrobes.



**Outside**



- Larger Than Normal Rear Garden (Enclosed)
- Landscaped Lawn to Front with Entrance Lighting



**SERVICES Mains Water, Electricity and Drainage**

**N.B THE SERVICES, HEATING SYSTEMS OR APPLIANCES HAVE NOT BEEN TESTED AND NO WARRANTY CAN BE GIVEN OR IMPLIED AS TO THEIR WORKING ORDER**

**MORTGAGE ADVICE IS AVAILABLE THROUGH OUR IN-HOUSE FINANCIAL ADVISER**

**SEE OUR PROPERTIES ON LINE AT:**

**[www.seamuscox.com](http://www.seamuscox.com)**

**Email address: [seamuscox@btconnect.com](mailto:seamuscox@btconnect.com)**

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