



FOR SALE BY PRIVATE TREATY

**39 Riverview Estate, Glasheen, Cork.
T12 YP2P.**

Property Partners Matt Fallon are pleased to bring to the market this inviting 3 bedroomed semi-detached property. Set in this mature estate overlooking a green area and lovingly cared for and maintained by the owners since they first bought the property as a new build in 1966, this mature spacious property will appeal to 1st time buyers and families alike.

C. 1405 sq. ft / 130.55 sq. m

AMV: €360,000

BER E1





DESCRIPTION

No 39 is a much loved, well maintained 3 bedroom semi-detached property. The current owner has extended the ground floor significantly to create a welcoming family home with plenty of space and light filled rooms to relax in.

Gardening is clearly a passion and the garden to the rear is an oasis of calm. Set in a quiet estate overlooking a green area Riverview Estate is in close proximity to all amenities, creches, parks, excellent schools, churches, shopping centres, CUH and within minutes of both CIT and UCC. Minutes drive from Cork City Centre and all major road networks.

Viewing is highly recommended, and the property would make a wonderful 1st time buyers or family home.

ACCOMMODATION

Hallway 14'6" x 8'9"

Kitchen/Dining room 18'7" x 12'11"

Living room/Dining room 21'11" x 12'11"

Sitting room 14'1" x 11'3"

Bedroom 1 12'9" x 11'4"

Bedroom 2 12'11" x 12'11"

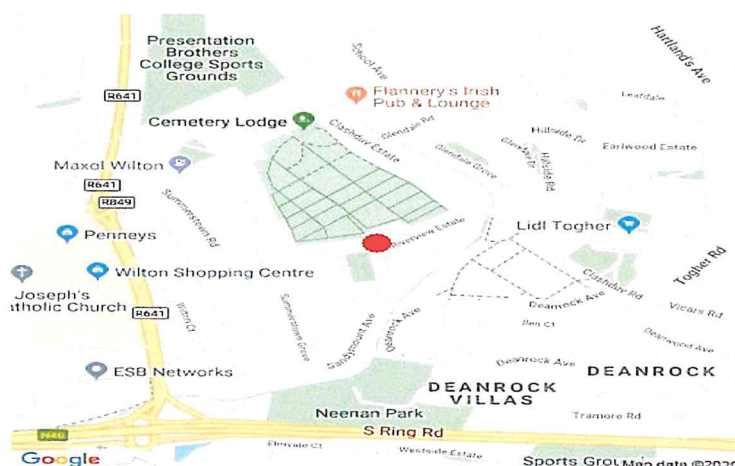
Bedroom 3 9'4" x 7'9"

Main Bathroom 8'2" x 5'5"

Downstairs Bathroom 8'2" x 7'7"

Hotpress

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SPECIAL FEATURES

- Spacious 3 bedroomed semi-detached mature property.
- Well maintained & decorated throughout.
- Beautifully planted garden to the rear.
- Set in this much sought after area of Cork City.
- Creche located at the entrance to the park.
- Children's park across the road.
- Close to all local amenities.

VIEWING

By appointment only!

Contact Negotiator:

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