



**IRISH & EUROPEAN**



- Auctioneers
- Estate Agents
- Valuers
- Surveyors

23 South Mall, Cork. Tel (021) 4277606 [www.irishandeuropean.ie](http://www.irishandeuropean.ie)

**FOR SALE BY PRIVATE TREATY**

**4 The Lawn  
Matthew Hill  
Lehenaghmore  
Co Cork**



**A modern and well-appointed 4 bedroom detached residence decorated to a high standard throughout. Situated in one of Corks most convenient locations just minutes from the Kinsale Rd roundabout and South Link Rd, this property is an ideal family home due to its location, size and condition. With ample off street parking to its front as well as mature lawns to both front and rear, viewing is strongly recommended so as to appreciate fully.**

## Accommodation:

### Entrance Porch:

### Entrance Hall:

Semi solid dark flooring, W.C. (Fully tiled) Recess lighting.

### Sitting Room:

15'5" x 11" (4.71m x 3.63m)

Recess lighting, Fitted carpet, Fitted curtains, Fitted blinds, Solid fuel fireplace with timber and cast iron surround, Double doors to hall and dining room.



### Study

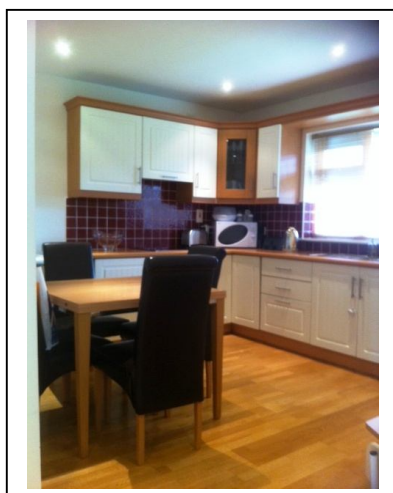
9'9" x 8'2" (2.97m x 2.49m)

Fitted carpet, Fitted blind.

### Kitchen:

12'7" x 11'4" (3.46m x 3.24m)

Fitted floor and eyelevel units, Tiled splash back, Fitted blind, Oak flooring.



### Dining Room:

12'7" x 11'4" (3.46m x 3.24m)

Fitted curtains, Fitted carpet, Recess lighting, Sliding door to rear garden.

- Utility Room:** 8'5" x 4'5" (2.11m x 1.34m)  
Plumbed for appliances, Under stairs storage, Door to side.
- Stairs to Landing:** Fitted hand rail, Fitted blind, Hot Press (lagged and shelved)
- Bedroom 1:** 11'4" x 12'5" (3.28m x 3.8m)  
Fitted curtain, Fitted carpet, Fitted blinds, Built in wardrobes.
- Ensuite:** Fully tiled. W.c, whb and electric shower.
- Bedroom 2:** 11'10" x 8'7" (3.58m x 2.62m)  
Fitted carpet, fitted curtains, Fitted blinds, Built in wardrobes
- Bedroom 3:** 11'8" x 5'5" (3.56m x 2.65m)  
Fitted carpet, Fitted blinds, Built in wardrobes
- Bedroom 4:** 9'4" x 7" (2.86m x 1.93m)  
Fitted carpet, Fitted curtains, Fitted blind.

**Bathroom:** Tiled floor and splash back, W.C., WHB, Bath

**Grounds:** To the front of the property one finds an open plan garden, which incorporates a mature lawn and driveway. The property also incorporates gated side entrance on both sides, which leads to a most pleasant west facing garden area.



**Services:** Services to the property include Mains water, mains sewage, electricity connection, and telephone connection and refuse collection.

**Heating:** The property enjoys the benefit of a Gas fired Central Heating system

**Title:** We understand the property is held on a freehold basis.

**Negotiator:** T.J Cronin **Tel:** 086-8345211 **Email:** [tj@irishandeuropean.ie](mailto:tj@irishandeuropean.ie)

**Directions:** From Kinsale Road roundabout take Bishopstown / Sarsfield Road roundabout exit. Take immediate exit (keep in left hand lane) continue straight and turn left at roundabout. Continue straight, passing petrol station on left. Proceed uphill for 750 metres and turn left into Matthew Hill. Proceed straight along entrance road around to left. Take first left turning and property is last on left. See agents sign

**Viewing:** Strictly by prior appointment only.