

FOR SALE BY PRIVATE TREATY**3 Brookfield Park,
The Lough,
Co. Cork.**

Nestled within the mature Brookfield Park and only seconds from Cork's famed Lough and Nature Reserve, this three bed semi-detached residence offers one the potential for further expansion to its rear or attic area (subject to FPP). Boasting a host of its original features, this understated yet elegant property blends beautifully with its most sought after location to offer one an ideal family home. With additional improvements such as a "zoned heating system" installed and structural works such as underpinning already completed, viewing is a must in order to appreciate fully.

Accommodation:

Hall: Ornate tiled flooring, under stairs storage, Utility closet (Plumbed for appliances)



Lounge: 13ø8ö x 14ø2ö (4.18m x 4.33m)
Fitted carpet, fitted curtains and fitted net curtains.

Kitchen/Dining Room: 19ø5ö x 13ø (5.9m x 3.97m)
Fitted floor, eye level units, tiled floor and splash back. Sliding door to rear garden. Marble fireplace with gas fire insert in living area. Wood panelled ceiling.



Stairs/Landing: Painted banister, fitted carpet on stairs and landing and panelled ceiling.

Bedroom 1: 12ø8ö x 13ø8ö (3.84m x 4m)
Laminate timber flooring, built in wardrobes with vanity unit, fitted blind.

Bedroom 2: 11ø8ö x 11ø10ö (3.59m x 3.61m)
Laminate timber floor, fitted net curtains, fitted curtain.

Bedroom 3: 8øö x 7øö (2.48m x 2.3m)
Laminate timber flooring, built in wardrobe, fitted net curtain, fitted curtain.

Shower Room: Fully tiled, WC, WHB, Electric Shower

Grounds: All grounds are fully enclosed with ample off street parking found to its front. A mature east facing lawn is found to its rear. This private lawn is enclosed on all sides by similar gardens and can be accessed via a gated side entrance or via the residence itself.



Services: Services to the property include Mains Water, Mains Sewage, Mains Electricity.

Heating: Gas fired central heating.

BER: **BER: E1 BER Number:** 102789252
Energy Performance Indicator: 329.42 kWh/m2/yr

Title: The property is held on a Freehold basis.

Negotiator: **Tel:** T.J Cronin 086-8345211 **Email:** tj@irishandeuropean.ie

Directions: From Wilton roundabout take Glasheen Road exit and continue straight. Pass St Finbarrs Cemetary on right and continue straight at lights. Pass Flannerys Pub on right and continue up hill. At next cross roads turn right onto Hartlands Avenue, continue straight and upon reaching the Hawthorn Bar (on left hand side) turn right. Property is third on left. See agents sign.

Solicitor: Pat Gould & Co. Solicitorø, South Square, Macroom, Co. Cork.