

For Sale by Private Treaty**“Edan”, 15 Loreto Park, South Douglas Road, Cork T12 X7F3**

An attractive detached family home positioned in this highly regarded location just off the Cross Douglas Road. This substantial home occupies a large corner plot (0.2 acres approx.) that would offer vast potential for further development in the form of a large extension.

“Edan” is an excellent family home that has been very well maintained but is in need of modernisation throughout. The accommodation includes an excellent living area together with four decent bedrooms. The entire house has a bright and airy atmosphere throughout.

The location is mature and second to none with both convenience to the City Centre and Douglas village. There is a regular bus service available nearby and a host of schools, shops and sporting clubs in the immediate vicinity.

DETACHED
4 BED—2 BATH
119 sqm (1,277 sqft)

BER E2

Viewings Strictly By Appointment

Agent: Brian Olden
Phone: 087 221 1174

Accommodation

Ground Floor

Entrance Hall

Polished timber floor

Dining Room (3.8m x 4.2m)

Tiled fireplace

Carpet floor covering

Feature window overlooking front garden

Living Room (3.8m x 4.2m)

Tiled fireplace

Carpet floor covering

Feature window overlooking front garden

Kitchen (3.3m x 3.7m)

Vinyl floor covering

Floor and eye level fitted units

Door to rear garden

Wet room

Tiled floor and walls

With wc, wash hand basin and shower

First Floor

Bedroom 1 (3.5m x 2.1m)

Built in wardrobe

Maximum Measurement

Bedroom 2 (3.8m x 4.2m)

Carpet floor covering

Feature window overlooking front garden

Bedroom 3 (3.8m x 4.2m)

Carpet floor covering

Feature window overlooking front garden

Bedroom 4 (3.5m x 2.5m)

Carpet Floor Covering

Landing

Hot Press

Bathroom

With bath and wash hand basin

Vinyl floor covering

Partly tiled walls

Toilet

With wc

Features

- Gas Fired central heating
- Driveway for off street car parking
- Bright and airy atmosphere throughout
- Garage with double doors
- Large garden (0.2 acres approx.)



Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they are, give notice that:
(i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract,
(ii) no person in the employment of Messrs. Cohalan Downing has authority to make or give any representation or warranty whatever in relation to the property.
LICENCE NO. 001641