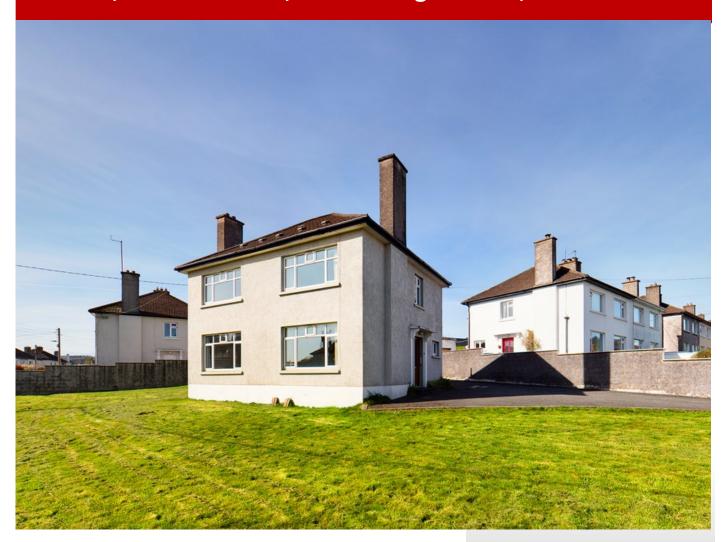


> www.cohalandowning.ie

# 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)



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

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