

For Sale by Private Treaty

**4 Glenanaar, Boreenmanna Road, Cork T12 V0Y8**



A most appealing mid terraced property situated in this highly sought after location. No. 4 comprises a well proportioned home presented in impeccable condition throughout and ready for immediate occupation. It has the added bonus of a west facing rear garden.

This location is second to none, a mere five minute drive from the City Centre. The area has an abundance of excellent schools, shops and sporting amenities etc. in the immediate vicinity. There is also access to an excellent regular bus service.

Viewing is highly recommended.

**Viewings Strictly By Appointment**

**MID TERRACE  
3 BED—1 BATH  
79 sqm (850 sq ft)**

**BER C3**

**Agent: Brian Olden  
Phone: 087 221 1174**



## Accommodation

### Ground Floor

#### Entrance Hall

Carpet floor covering  
Under stairs storage area

#### Living Room (5.2m x 3.4m)

Polished timber floor  
Open fire place  
Fitted shelving  
West facing rear garden and BBQ area



#### Kitchen (3.2m x 4.2m)

Floor and eye level fitted units  
Integrated hob and Zanussi oven  
Tiled floor



### First Floor

#### Bedroom 1 (3.6m x 3.0m)

Laminate floor covering

#### Bedroom 2 (3.9m x 3.0m)

Laminate floor covering

#### Bedroom 3 (2.8m x 2.1m)

Laminate floor covering  
Fitted Robe Unit



#### Bathroom (2.0m x 2.5m)

Tiled floor and partly tiled walls  
WC, wash hand basin and bath with Mira  
electric shower over  
Incorporating Hot Press

### Features

- Gas Fired central heating
- West facing rear garden
- Impeccable condition
- Walking distance to City Centre



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