

**Cohalan  
Downing**

**021 427 77 17**  
> [www.cdacork.com](http://www.cdacork.com)

**TIMOTHY  
SULLIVAN**  
& ASSOCIATES

**021 - 4275888**

[www.tsullivanandassoc.com](http://www.tsullivanandassoc.com)

## **Skehard House, 9 Skehard Road, Blackrock, Cork**



**FOR SALE BY PRIVATE TREATY**

An excellent detached house which has been tastefully modernised and extended by its present owners.

Ideally located on main bus routes and within walking distance of the supermarkets, bars, restaurants and a short driving distance to Mahon Point Shopping Centre and Douglas Village.

The property is in first class condition and is an ideal family home.

**DETACHED**

**4 BED 2 BATH**

**2,179 sq ft. (202.49 m2)**

**BER D2**

**Agent: Malcolm Tyrrell**  
**Phone: 087 255 4116**

**Viewings Strictly By Appointment With Sole Agency**

## ACCOMMODATION

### Entrance Porch

Double door (PVC)

### Inner Hall

Black & white tiled flooring, stairs to first floor

### Living Room

7.3m x 3.5m

Cast iron fireplace, hardwood flooring, corniced ceiling, French doors out to garden

### Family Room

6.05m x 3.20m

With double doors from living room, vaulted ceiling, hardwood flooring, French doors to front garden

### Sitting Room

5.5m x 3.5m

Fireplace with electric fire fitted, recessed lighting, hardwood flooring, double doors through to dining area

### Kitchen / Dining Area

7.12m x 2.76m

Kitchen is well fitted with eye & ground level units, stainless steel sink unit, integrated gas hob with extractor unit, double electric oven and microwave, washing machine (integrated), tiled floor, double doors out from dining area to patio and garden



## FIRST FLOOR

### Bedroom 1

3.1m x 2.9m

Complete wall of fitted wardrobes

### Bedroom 2

3.5m x 3.5m

Extensive fitted wardrobes

### Bedroom 3

3.2m x 2.4m

### Bedroom 4

3.8m x 3.5m

Good quality double fitted wardrobes

### Shower Room

2.4m x 2.1m

Corner shower unit, electric shower fitted, wash hand basin, wc, part tiled walls

### Shower Room 2

Shower, wash hand basin & wc



## TOP FLOOR

### Room

6.9m x 3.8m

**NOTE:** It is not permitted to use this room for living or bedroom space

## OUTSIDE

Parking area to front

Private garden to rear with mature hedging

Garden shed

Patio

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