

1 North Avenue, Matthew Hill, Lehenaghmore, Cork T12 PDR1



FOR SALE BY PRIVATE TREATY

A large four-bedroom detached residence situated in the quiet popular estate of Matthew Hill. Located on the outskirts of Cork city with easy access to Wilton shopping centre, CUH, Cork Airport and the link roads. The property is also in close proximity of all essential amenities to include schools, shops, restaurants and a regular bus service.

The property benefits from an extra large private rear garden and there is ample parking available to the front of the property.

A well maintained home which is suitable for immediate occupation.

DETACHED

4 / 5 BED

1,597 sq.ft. (149 sq.m.)

BER C2

Agent: **Brian Olden**
Phone: **087-2211174**

Viewings Strictly By Appointment With Sole Agency

ACCOMMODATION

Ground Floor

Entrance Hallway

Carpet floor covering.

Downstairs WC

WC and wash hand basin

Living Room

14'8" x 10'9"

Carpet floor covering, ornate fireplace with cast iron insert.

Playroom / Study

9'5" x 8'3"

Carpet floor covering

Utility

7'9" x 4'10"

Tiled floor, door to rear garden, plumbed for washing machine and dryer.

Bedroom 5 / Reception Room

12'6" x 10'9"

Carpet floor covering.

Kitchen / Dining / Living Room

22'9" x 10'7" Plus
14'9" x 10'9"

Carpet floor covering, sliding door to rear garden.

Kitchen

Tiled floor, eye and floor level fitted units, 5 ring gas hob, integrated double oven, integrated fridge freezer.



First Floor

Bedroom 1

9'2" x 6'7"

Carpet floor covering

Master Bedroom

11'6" x 11'4"

Carpet floor covering, full length built in robe units.

Ensuite Off

8'6" x 3'5"

Tiled floor, partially tiled walls, wc, wash hand basin and electric Mira shower.

Bedroom 3

10'9" x 8'6"

Carpet floor covering.

Bedroom 4

12'0" x 8'6"

Carpet floor covering.

Main Bathroom

7'6" x 5'7"

WC, wash hand basin and shower. Tiled floor and walls, electric Mira shower, generous landing area and hot-press shelved and emersion.



Solicitor: Mr. Eamonn Muldoon, O'Flynn Exham Solicitors, 58 South Mall, Cork

Features:

Well proportioned accommodation

Gas fired central heating

PVC double glazed windows

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