

For Sale by Private Treaty**The Angelus, Redemption Road, Cork T23 V9H3**

The Angelus is a deceptively spacious 3 bedroom semi detached property which is in need of complete renovation/modernisation. The property is located on a large site with ample room for expansion subject to planning permission.

The property is within walking distance of the city centre and has an abundance of schools, shops in the vicinity and is also on a regular bus route.

Semi-Detached House
3 BED - 2 BATH
117 sqm (1,259 sq ft)

**Viewings Strictly By Appointment**

Agent: Jackie Cohalan
Phone: 087 642 7555

Accommodation

Entrance hallway 3.3m x 2.1m

Carpet flooring, radiator, access to stairwell, under stairs storage

Living room 4.0m x 3.7m

Vinyl flooring, feature open fireplace with tiled surround, built in shelving units, radiator

Lounge 3.7m x 3.7m

Vinyl flooring, feature open fireplace with tiled surround, built in shelving units, radiator, double doors lead to dining area

Kitchen 2.6m x 2.5m

Built in kitchen units, radiator, access to dining area

Dining Area 5.4m x 2.7m

Timber flooring, radiator, timber door leads to rear

WC 1.9m x 1.9m

Timber flooring, WC and wash hand basin

Bedroom 1 4.1m x 3.7m

Timber flooring, radiator, built in wardrobes with vanity area, feature fireplace

Bedroom2 3.7m x 3.3m

Vinyl flooring, radiator, built in wardrobes with vanity area, feature fireplace

Bedroom 3 2.9m x 2.6m

Timber flooring, radiator, built in wardrobes with vanity area

Bathroom 2.1m x 1.7m

Tiled walls and floors, wash hand basin, WC and walk in shower

Features

- * Gas fired central heating
- * Walking distance of city centre
- * Located on large site with ample room for expansion subject to planning
- * West facing Rear Garden



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