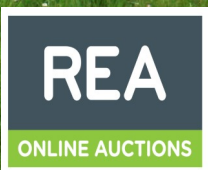


# REA

# O'DONOGHUE & CLARKE



## 23 CARRAIG RÍ, LEAMLARA, CO. CORK

**A MOST ATTRACTIVE 3 BEDROOM SEMI-DETACHED BUNGALOW SITUATED WITHIN THIS SMALL AND VERY POPULAR RESIDENTIAL DEVELOPMENT. THE PROPERTY WHILST GENERALLY IN GOOD CONDITION IS IN NEED OF SOME UPGRADING WORKS AND WOULD MAKE AN IDEAL FAMILY HOME. THE PROPERTY IS CENTRALLY SITUATED IN LEAMLARA VILLAGE AND IS CLOSE TO ALL LOCAL AMENITIES AND CIRCA 7 KM FROM CARRIGTWOHILL AND 23 KM FROM CORK CITY.**

# AUCTION

PSRA Licence No: 002428

**REA O'DONOGHUE & CLARKE**  
16 Cook Street,  
Cork.

**T** 021 4251010  
**E** [info@readonoghueclarke.ie](mailto:info@readonoghueclarke.ie)  
**W** [www.readonoghueclarke.ie](http://www.readonoghueclarke.ie)



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property  
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worldwide

## **GROUND FLOOR**

### **HALLWAY**

Wood Floor, Radiator, Under Stair Storage, Power Points, Hot Press.

### **LIVING ROOM**

**13.8 x 10.6**

Carpet, Blinds, Fireplace, Two Radiators, TV Point, Power Points.

### **KITCHEN/DINING ROOM**

**19.2 x 10.6**

Wood Floor, Plumbed for Washing Machine, Radiator, Power Points.

### **BATHROOM**

**10.2 x 5.10**

Wood Floor, W.C., W.H.B, Bath with Electric Shower, Part Tiled.

### **BEDROOM 1**

**10.3 x 9.8**

Carpet, Radiator, Blinds, Power Points, TV Point.

### **BEDROOM 2**

**10.3 x 6.0**

Carpet, Radiator, Blinds, Power Points.

### **BEDROOM 3**

**11.8 x 10.3**

Carpet, Radiator, Blinds, Power Points, Telephone Point.

## **SERVICES**

MAINS WATER/DRAINAGE, E.S.B., TELEPHONE.

## **HEATING**

OIL FIRED CENTRAL HEATING

## **WINDOWS/ DOORS**

PVC DOUBLE GLAZED WINDOWS

## **OUTSIDE/OTHER**

TOTAL FLOOR AREA: 93M<sup>2</sup> /1,000 SQ FT

ATTIC CONVERSION

FRONT AND REAR GARDEN

DRIVEWAY

EIRCODE: T56 RY16

BER: C2 BER NO: 109610873

## **DIRECTIONS**

FROM CARRIGTWOHILL TRAVEL PAST CHURCH AND DRIVE 7KM TOWARDS LEAMLARA. KEEP RIGHT AND DRIVE THROUGH CROSS-ROADS . LEAMLARA VILLAGE IS DIRECTLY AHEAD. TURN RIGHT INTO CARRIG RI DEVELOPMENT JUST BEFORE CHURCH.



**For Sale by Online Auction [www.reaonlineauctions.ie](http://www.reaonlineauctions.ie) on the 9th July 2020  
Solicitor: Emma Lovegrove, Joynt & Crawford, Solicitors, 8 Anglesea St, Temple Bar, Dublin 2**

**AMV: € 130,000.00**

**VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT**

REA O'Donoghue & Clarke for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) The particulars are set as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them