

For Sale by Private Treaty

17 LA CONCHA, AVONDALE COURT, PASSAGE WEST, CORK



Superbly positioned in this lovely development lies La Concha a well presented 3 bedroom family home with attic conversion offering a high standard of finish and elegantly proportioned accommodation. This fine home enjoys bright and spacious rooms extending to 112 sq.m (1,205 sq. ft). To the rear of the property there is a beautiful landscaped garden with a side entrance which is not overlooked

The property is with easy access of Rochestown, Passage West and Monkstown with a host of amenities on its doorstep.

Viewing is highly Recommended

Viewings Strictly By Appointment

**Semi - Detached House
3 BED - 2 BATH
112 sqm (1,205 sqft)**

**Agent: Jackie Cohalan
087 642 7555**

**Agent: Michael Piggott
087 142 8900**

Accommodation

Ground Floor

Hallway 4.7m x 1.9m

Tiled flooring, storage under stairs

Living room 4.7m x 3.7m

Timber flooring, open fireplace with iron and marble surround

Open Plan kitchen/diner 5.7m x 4.0m

Range of fitted kitchen appliances with a integrated double oven, electric hob, granite composite sink and dishwasher, tiled flooring, sliding doors to rear



First Floor

Master bedroom 3.9m x 3.2m

Carpet flooring

En-suite 1.0m x 2.4m

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

Bedroom 2 3.4m x 3.1m

Carpet flooring, built in wardrobes

Bedroom 3 3.4m x 3.1m

Timber flooring, built in wardrobes with shelving units



Bathroom 2.0m x 2.1m

WC, Wash hand basin, bath with shower, tiled floor and walls to eye level

Attic conversion 5.7m x 4.1m

Timber flooring, 2 velux windows, extra storage units



Features:

- ⇒ Ideal family home
- ⇒ Located in a quiet Cul de sac overlooking a green area
- ⇒ Excellent condition throughout
- ⇒ Oil central heating
- ⇒ Mature residential area



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