

For Sale by Private Treaty**9 Kilcrea Park, Magazine Road, Cork T12 EFP8**

No 9 is solid 3-bedroom semidetached house that has been well lived in but is now ready for the next stage; a 21st century makeover where space and light are the priority. The bones are good and there is plenty of precedence in the area as to how to best bring out the strengths of this lovely property.

The location is superb; 5 minutes walk to UCC and the Bons Secours Hospital, and close to Cork University Hospital and Wilton. There are excellent schools within walking distance, as well as plenty of sporting amenities and other conveniences

Don't let the fact that the rear garden faces east deter you as it not only gets great morning and afternoon light but also has sufficient depth at 22m (70 ft) to capture the evening sun.

**SEMI-DETACHED
3 BED—1 BATH
81 sqm (868 sqft)****Agent: Jackie Cohalan
Phone: 087 642 7555****Viewings Strictly By Appointment**

Accommodation

Ground Floor

Entrance Hall

With original maple flooring

Living Room (3.6m x 4.0m)

With carpet flooring

Tiled fireplace



Dining Room (3.6m x 3.5m)

With carpet flooring

Tiled fireplace



Kitchenette (2.1m x 2.2m)

With linoleum flooring

Eye and floor level units

First Floor

Bedroom 1 (3.6m x 4.1m)

Carpet floor covering

Tiled fireplace



Bedroom 2 (3.6m x 3.3m)

Carpet floor covering

Tiled fireplace

Bedroom 3 (2.5m x 2.8m)

Carpet floor covering

Bathroom (1.7m x 2.0m)

Partially tiled with bath, sink and wc

