

By Private Treaty**13 St Joseph's Lawn, Bishopstown, Cork****BER E1**

Irish & European are delighted to offer for sale this truly rare opportunity to acquire a detached bungalow within this areas of Cork City.

Situated at the end of a cul de sac, this spacious 3 bedroom detached bungalow enjoys a bright south facing aspect and spacious grounds on offer.

Whilst in need of renovation throughout, this property enjoys a most pleasant and convenient location being just minutes from CUH, CUMH, Wilton Shopping Centre, CIT and the South Link Road. Viewing of this property is strictly by prior appointment only.

**PRICE: €298,000****Irish & European**

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Accommodation

Entrance Hall		Hot Press (lagged and shelved).
Sitting Room:	6.6m x 3.55m	Fitted Carpet, Fitted Curtain, Solid Fuel Fire Place with Tiled Surround.
Kitchen:	3.88m x 4.19m	Tiled Floor, Tiled Splashback, fitted floor and eye level units, plumbed for apps, door to rear garden.
Bedroom 1:	3.98m x 3.55m	Fitted Carpet, Fitted Curtain, Fitted Netting, Built In Wardrobe.
Bedroom 2:	3.09m x 2.23m	Fitted Carpet, Built In Wardrobe.
Bedroom 3	2.9m x 2.2m	Fitted Carpet, Fitted Curtain, Built In Wardrobe.
Bathroom:		Tiled Floor, splashback, bath surround Wash Hand Basin, Bath and Electric Shower.
WC		Tiled Floor, WC, fitted Nett Curtain.
Store Room:	2.64m x 3.5m	Fitted Carpet, Fitted Curtain, Built In Wardrobe, Fitted netting, door to front

Grounds:

This property stands on a spacious estate which provides off street parking and mature gardens to its front. To its side and rear one finds ample gardens which would enable further expansion (subject to FPP).
The grounds enjoys a bright spacious feel throughout.



Some Features

- Oil Fired Central Heating.
- Mains Water.
- Mains Sewage.
- Electricity.
- Telephone Connection
- Refuse Collection.

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Directions

From Wilton Roundabout take Bishopstown Road and pass CUH on right. Upon reaching Bishopstown Bar veer left and proceed to next set of traffic lights. At these lights turn right and take first turn into right. Proceed to end of cul de sac and property is on left. See Agents Sign.

Negotiator: T.J. Cronin Tel 086 8345211 or email tj@irishandeuropean.ie
Viewing: For viewing please contact 021 4277606 or email info@irishandeuropean.ie
Price: " 298,000
Size: 106.8 m²
BER: BER: E1 BER No.109575845 Energy Performance Indicator:326.69 kWh/m²/yr