

For Sale by Private Treaty

**14 CARMEN LAWN, GARRYDUFF, ROCHESTOWN, CORK T12 TK6D**



14 Carmen Lawn is a well maintained three bedroom end of terrace home that is presented in immaculate condition throughout. This spacious home is beautifully decorated and enjoys a well maintained south-west facing rear garden. It also benefits from off street parking and overlooks a large green area.

Rochestown is a sought-after location with an abundance of good schools, shops, churches, and sporting clubs etc. in the immediate vicinity.

It is also positioned minutes from Douglas Village and enjoys easy access to the City Link Road.

**END OF TERRACE HOUSE  
3 BED—2 BATH  
89 sqm (958sqft)**



Agent: **Brian Olden**  
Phone: **087 221 1174**

**Viewings Strictly By Appointment**



## Accommodation

**Entrance hallway** 4.5m x 2.0m

Polished timber floor, WC & WHB, tiled floor.

**Guest WC**

**Living Room** 4.7m x 3.5m

Bay window overlooking front, polished timber floor, recessed woodburning stove.

**Kitchen/Diner** 5.6m x 4.0m

Floor & Eye level fitted units with integrated appliances, tiled floor, sliding doors to south-west facing garden.

**Bedroom 1** 4.5m x 3.1m

Carpet floor covering, built in wardrobes.

**Ensuite**

WC, WHB, walk in shower and tiled floor.

**Bedroom 2** 3.5m x 3.0m

Polished timber floor.

**Bedroom 3** 2.6m x 2.5m

Carpet floor cover.

**Bathroom** 2.0m x 1.9m

WC, WHB, bath with shower over.

## Features

- South-West facing rear garden
- Gas Central Heating
- Overlooking green area
- 5 minutes drive to Douglas village
- Immaculate throughout

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