

**60 Downview, Farranlea Rd., Model Farm Road, Cork****FOR SALE BY PRIVATE TREATY**

A really delightful 3-bedroom semi-detached townhouse situated in an enclosed gated development just off Farranlea Road.

The property which is just 10 years old is owner occupied and is in exceptional condition throughout. The finishes in the property are first class and the entire is in exceptional decorative condition.

Ideally located in a quiet rural location yet just minutes' walk from CUH, UCC, Bon Secours Hospital and all other services such as shopping centre, bus etc.

**SEMI-DETACHED****3 BED, 3 BATH****110 sq.m.(1,184sq.ft.)****Agent: Malcolm Tyrrell**  
**Phone: 087 255 4116****Viewings Strictly By Appointment With Sole Agency**

## ACCOMMODATION

### Ground Floor

#### Entrance Hall

Porcelain tile floor, cloak cupboard

#### Guest Toilet

2.13m x 1.6m

WC, wash hand basin

#### Kitchen

4.45m x 3.02m

Fully fitted and equipped with integrated fridge freezer, ceramic hob, extractor unit, fitted oven, washer / dryer, dishwasher, stainless steel sink unit, granite worktop, porcelain tiled floor, recessed lighting.

#### Living / Dining Room

Runs across the back of the property with 2 lots of French doors leading out to the enclosed garden.

#### Living Area

4.44m x 3.04m

Feature fire place

#### Dining Room

3.42m x 2.92m

Corniced ceiling, recessed lighting, hardwood flooring throughout

### First Floor

#### Bedroom 1

5.42m x 2.97m

(Overall Measurement)

Incorporating Ensuite Shower Room  
Wash hand basin and wc

#### Bedroom 2

3.81m x 2.94m

Double fitted wardrobe and mirror door

#### Bedroom 3

2.98m x 3.47m

Fitted wardrobe with mirror door

#### Main Bathroom

2.43m x 1.94m

Bath with shower attached, wc, wash hand basin, fully tiled

### Outside

Garden area with paved patio at rear

Side entrance

Two parking spaces to front



Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they are, give notice that:

(i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Messrs. Cohalan Downing has authority to make or give any representation or warranty whatever in relation to the property. LICENCE NO. 001641

Strategic Partners

