

**For Sale by Private Treaty****323 Blarney Street, Cork T23 E3VP**

A most attractive double fronted townhouse on the north side of Blarney Street (opposite the junction with Sundays Well Avenue).

The ground floor living accommodation is light and bright having dual aspect windows. Upstairs there are large bedrooms (4 to 5 bedrooms) and a bathroom.

The rear garden is the most welcome surprise – comprising approx. 0.14 acres it could be a wonderful city retreat for its owners.

**MID TERRACE HOUSE**  
**4 BED—1 BATH**  
**135 sqm (1,460 sqft)**



**Agent:** Suzanne Tyrrell  
**Phone:** 086 6079200

**Viewings Strictly By Appointment**



## Accommodation

### Ground Floor

#### Entrance Hall

Hardwood Flooring.

**Guest WC** (under stairs) with wc and wash hand basin.

**Door to rear garden** - covered patio area

Plumbing for washing machines

#### Kitchen cum Dining room (2.8 x 6.0m)

With hardwood flooring. Fireplace with gas fire fitted. Fitted kitchen with eye and floor level fitted units, Gas cooking. Plumbed for a dishwasher

#### Lounge Room (3.2m x 5.7m max measurement)

Caret floor covering. Attractive fireplace with gas fire fitted

### First Floor

#### Bedroom 1 (3.2m x 5.7m max measurement)

Double Room with laminate floor covering. Cast iron fireplace.

#### Bedroom 2 (3.5m x 4.6m)

Double Room with carpet floor covering. Cast iron fireplace.

#### Bathroom

With carpet floor covering. Shower, wc and wash hand basin.

### Second Floor

#### Bedroom 3 (3.8m x 3.5m)

Laminate floor covering

#### Bedroom 4 (3.2m x 4.5m)

Laminate floor covering

#### Bedroom 5 / store room (3.5m x 2.6m)

Presently used as a store

### Features:

- Electric wall hung heaters
- Gas boiler fitted (for cooking, hot water)
- No rear access to the gardens
- On street parking only (parking disk/ residents permit required)



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