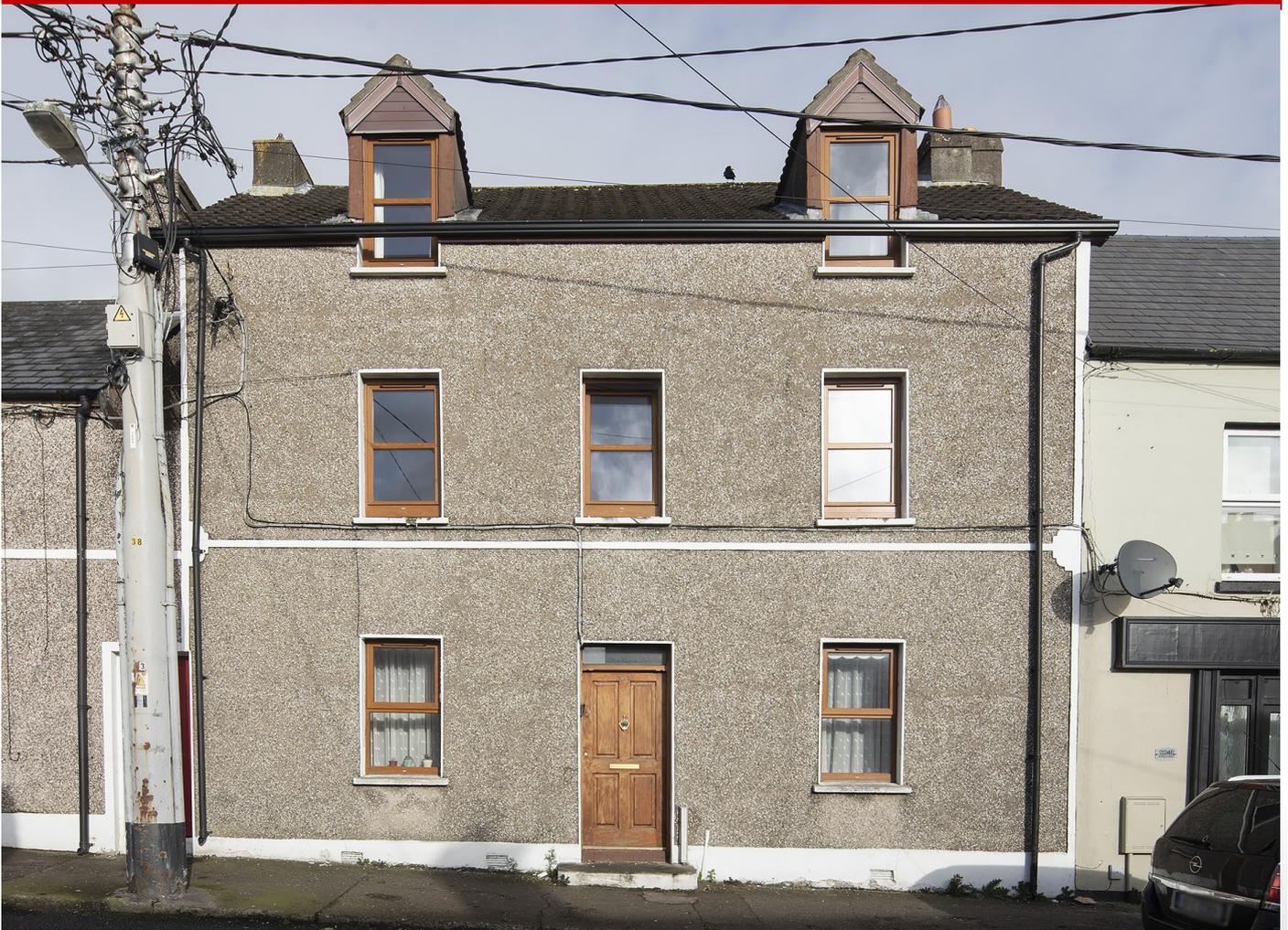


For Sale by Private Treaty

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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(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.

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