

For Sale by Private Treaty

4 BIRCHGROVE, MONAHAN ROAD, CORK T12 ACC1



Cohalan Downing are delighted to present 4 Birchgrove a spacious three-bedroom semi-detached residence located within walking distance of the city centre and has Pairc ui Chaoimh on its doorstep. The property is in need of modernising and upgrading but will make an ideal first-time purchase or family home

Blackrock is Cork's most highly regarded residential address within easy commuting distance of the city centre together with a host of amenities to include schools, shops, pubs, churches and sporting clubs in the immediate area.

**SEMI-DETACHED HOUSE
3 BED - 2 BATH
93 sqm (1,000 sqft)**

BER E2

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

Viewings Strictly By Appointment

Accommodation

Ground Floor

Hallway **4.5m x 1.8m**
Timber floor covering, storage under stairs

Living room **4.5m x 3.5m**
Open fireplace with timber surround

Kitchen/Diner **5.6m x 2.5m**
Range of fitted kitchen appliances, integrated oven and induction hob, plumbed for washing machine, tiled floor covering, door to rear

Lounge **3.3m x 2.8m**
Timber floor covering, sliding doors to rear

Guest WC **1.7m x 1.0m**
Wash hand basin, WC

First Floor

Master Bedroom **3.4m x 3.1m**
Timber floor covering, built in wardrobes

Ensuite
Tiled wall & floor, wash hand basin, WC, walk in shower

Bedroom 2 **3.6m x 2.8m**
Timber floor covering, built in wardrobes

Bedroom 3 **2.5m x 2.5m**
Timber floor covering

Bathroom **2.0m x 1.9m**
Tiled wall and floor, WC, wash hand basin, bath, and shower

Features

- * Gas fired central heating
- * Walking distance of City Centre
- * Sought after location
- * East facing Rear Garden
- * Off street parking

