

REA

O'DONOGHUE & CLARKE



6 HAZELBROOKE, SPA GLEN, BALLYVINTER, MALLOW, CO. CORK

A MOST ATTRACTIVE 3/4 BED SEMI-DETACHED HOUSE SITUATED ON A LARGE CORNER SITE IN THIS VERY POPULAR LOCATION. THE PROPERTY IS BOTH BRIGHT AND SPACIOUS AND IN GOOD CONDITION THROUGHOUT AND WOULD MAKE FOR AN IDEAL STARTER HOME. THE PROPERTY IS WITHIN A SHORT DRIVE TO THE TOWN WHERE ALL AMENITIES ARE AVAILABLE TO INCLUDE LOCAL SCHOOLS, SHOPS & SHOPPING CENTRES, BARS & RESTAURANTS AND SPORTS FACILITIES.

FOR SALE

PSRA Licence No: 002428

REA O'DONOGHUE & CLARKE
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Cork.

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GROUND FLOOR
LIVING ROOM

15.2 x 11.4

Timber Flooring, Attractive Fireplace, Radiator, Power Points.

STUDY

8.5 x 8.3

Timber Flooring, Shelving, Radiator, Power Points

GUEST W.C.

4.5 x 5.9

Ceramic Tiled Flooring, W.C., W.H.B.

KICTCHEN/DINING ROOM

12.4 x 14.7

Ceramic Tiled Floor, Fully Fitted Wall & Floor Units, Integrated Double Oven/Microwave, Gas Hob, Extractor Fan, Plumbed for Dishwasher, Sliding Doors to Patio, Radiator, Power Points.

UTILITY ROOM

8.3 x 5.9

Ceramic Tiled Floor, Wall & Floor Units, Plumbed for Washing Machine, Radiator, Power Points.

FIRST FLOOR

BEDROOM 1

13.7 x 11.6

Timber Floor, Fitted Wardrobe, Curtains, Radiator, Power Points.

BEDROOM 2

10.5 x 9.19

Timber Floor, Fitted Wardrobe, Curtains, Radiator, Power Points.

BEDEROOM 3

15.26 x 11.4

Timber Floor, Fitted Wardrobes, Radiator, Power Points
Ensuite: Ceramic Tiled Floor, Shower Cubicle, W.C., W.H.B

5.3 x 4.5

BATHROOM

9.5 x 6.8

Ceramic Floor, Part Tiled Wall, Bath with Shower Fixture, W.C., W.H.B., Radiator

SERVICES

MAINS WATER/DRAINAGE, E.S.B..

HEATING

GAS FIRED CENTRAL HEATING SYSTEM

WINDOWS/ DOORS

PVC DOUBLE GLAZED WINDOWS

OUTSIDE/OTHER

TOTAL FLOOR AREA: 118 SQ MTRS / 1,270 SQ FT
LARGE REAR GARDEN
ZONED GAS HEATING
2 CAR SPACES
EIRCODE: P51 XN57
BER: B3 BER NO: 112445267



AMV: €220,000.00

VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT

REA O'Donoghue & Clarke for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) The particulars are set as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them