

For Sale by Private Treaty**11 Monerea Terrace, Albert Road, Cork T12 XYP8**

11 Monerea Terrace is a charming and stylish two storey mid terrace property. The entire is presented in immaculate condition and benefitting from the addition of a single storey rear extension and small outside rear yard.

No. 11 extends to 82sqm (883sqft) over two levels has gas fired central heating, wood burning stove and great storage space. There is also on-street parking easily available.

Albert Road is an ideal location on the doorstep of Cork City Centre and the house is directly opposite the ever popular "Shalom Park" with its kids playground.

There are numerous shops, restaurants, coffee houses and schools etc in the immediate vicinity.

Mid Terrace
2 BED—1 BATH
82sqm (883sq.ft)

**Viewings Strictly By Appointment**

Agent: Brian Olden
Phone: 087 2211174

Accommodation

Ground Floor

Entrance Hall

Polished timber floor. Featured exposed brick wall and under stairs storage. Door to rear yard.

Kitchen/Dining/Living Area (7.5m X 3.2m)

Solid timber polished floor. Kitchen area floor and eye level fitted units, integrated oven, gas hob extractor hood, French doors to rear yard. Lounge area with cast iron fireplace with marble insert and wood burning stove. Feature part block glass wall.

Sitting Room (3.7m X 3.4m)

Polished timber floor, feature fireplace, views over "Shalom Park".

First Floor

Landing

Full-length built-in robe units.

Bedroom 1 (3.3m X 2.8m)

Polished timber floor, views over "Shalom Park".

Bedroom 2 (3.4m X 3.3m)

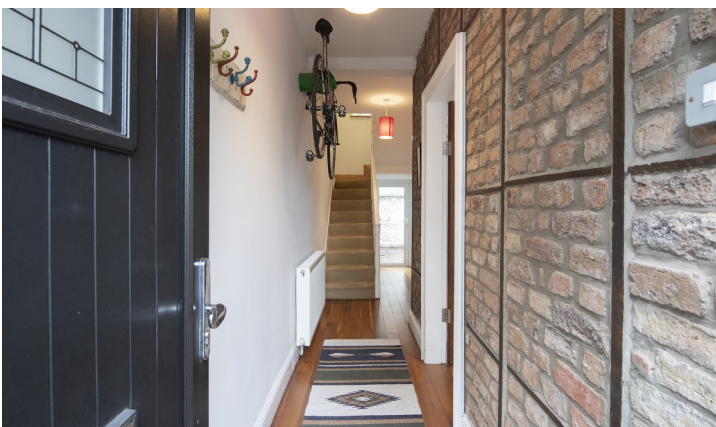
Polished timber floor.

Main Bathroom (2.5m X 2.1m)

Polished timber floor, w.c., wash hand basin, electric shower,

Features

- > Gas fired central heating
- > Enclosed rear yard
- > Superior finish throughout



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