

**For Sale by Private Treaty****2 The Green, Tramore Road, Cork, T12 HTY0**

A wonderful two bedroom bungalow with converted attic currently laid out as two further bedrooms and a shower room. Number two offers well proportioned accommodation, a spacious rear garden, side access and parking.

The location is ideal and is within easy reach of a host of local amenities including shops, good schools and UCC. There is access to an excellent regular bus service and the city centre is a mere ten minute drive.

**TERRACED BUNGALOW  
2 BED—2 BATH  
(To include converted attic)**

**81 sqm/872 sqft**

**BER C2**

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

**Viewings Strictly By Appointment**



## Accommodation

### Ground Floor

#### Entrance Hall

With PVC door

#### Kitchen/Dining/Living Area

7.0m x 3.5m

Fully fitted

(Maximum Measurement)

Integrated appliances

Door to rear garden

Timber floor in living area



#### Bedroom 1

3.3m x 2.7m

Polished timber floor

#### Shower room

2.1m x 1.9m

With wc, wash hand basin and shower

#### Bedroom 2

3.5m x 2.7m

Polished timber floor



#### Cloakroom

Walk-in space under stairs

### First Floor

#### Room (currently used as bedroom)

4.0m x 2.7m

Fitted wardrobe

Velux window

Storage space

Carpet floor covering

#### Shower room

1.8m x 1.6m

WC, wash hand basin and electric shower

Tiled floor

#### Room (currently used as bedroom)

4.0m x 2.9m

Fitted wardrobe

Velux window

Storage space

Carpet floor covering



### Outside

#### Utility room

3.0m x 1.8m

Stainless steel sink unit

Plumbed for automatic machines

### Features

- Gas Fired central heating
- Enclosed garden to rear
- Rear access
- PVC double glazed windows
- Parking to front



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