

FOR SALE BY PRIVATE TREATY

**No 15,
Lisieux Park,
Magazine Road,
Cork,
T12 N2VO.**



Situated within a mature and peaceful setting just off both Magazine Road and Glasheen Road, this semi-detached Dutch style bungalow provides spacious accommodation throughout both its floors. Enjoying one of the most convenient locations within Cork City, with all the amenities of the city centre and Wilton within easy reach as well as being within just minutes' walk from UCC and Bon Secours hospital. With the added benefit of being immediate to the No 210 Bus Route (to Wilton & City Centre). Viewing of this ideal family home or residential investment is a must in order to fully appreciate the many outstanding features of this property.

Accommodation:

Entrance Hall: Fitted carpet, storage closet.



Sitting Room: 15øö (4.66m) x 10øö (3.10m)
 Fitted Carpet, Tiled fireplace, wall in closet, fitted curtain, fitted blind.



Kitchen: 13øö (4.17m) x 7øö (2.3m)
 Marley flooring, fitted floor & eye level kitchen units, plumbed for appliances, fitted blind, door to rear garden area.



Lounge: 11øö (3.41m) x 15øö (4.6m)
 Fitted carpet, fitted curtains, fitted net curtains, tiled fireplace (Solid Fuel).

Bed 3: 7øö (2.37m) x 9øö (2.98m)
 Fitted carpet, fitted curtains, fitted net curtains.

Bathroom: Fully tiled, WC, WHB, Bath and electric shower, under stairs storage.

Stairs to Landing: Fitted carpet.

Bed 1: 14øö (4.51m) x 10øö (3.13m)
 Fitted carpet, fitted curtains, fitted net curtains, Built in wardrobe.

Bed 2: 12øö (3.93m) x 10øö (3.13m)
 Fitted curtain, fitted net curtains

Grounds: This property incorporates fully enclosed grounds to both its front & rear, its west facing front garden includes a mature lawn area enclosed by low set block walls. One also finds ample off street parking. To its rear one finds an east facing chipped rear garden area which is landscaped to ensure low maintenance throughout.



Services: Services to the property includes Mains Water, Mains Sewerage, Mains Gas Supply, electricity connection & Refuse collection.

Heating: Gas Fired Central Heating.

BER Details: BER: E1 BER Number: 109032292
 Energy Performance Indication: 329.57kmh/m2/yr

Title: We understand the property is held with the Benefit of a Freehold Title.

Price: Open to offers in the region of €295,000.

Negotiator: TJ Cronin Tel: 086 8345211
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Viewings: To book a viewing of this property, please contact 021 4277606 or email info@irishandeuropean.ie

Directions: From Cork University Hospital, proceed onto Wilton Roundabout and take first exit onto Wilton Rd. Continue straight to Dennehy's Cross and turn right. Proceed to Roundabout and take second exit onto Magazine Road. Take second turning to right into Kilcrea Park, proceed straight for 100 metres and take first right followed by first left. Continue straight for 100 metres into Lisieux Park and property is first on left.

Eircode: T12 N2VO