

For Sale by Private Treaty

**MARIAN, 28 SIDNEY PARK, WELLINGTON ROAD, CORK T23 Y6C9**



“Marian”, Sidney park is an attractive 3 bedroom detached bungalow with uninterrupted views overlooking Cork City. No 28 offers the opportunity to modernise and extend, and create a fabulous forever home.

Sidney Park is a renowned city centre residential area, close to Patrick’s Street, the Victorian Quarter and St Luke’s and has some of Cork’s best schools on its doorstep.

The rear garden has the benefit of independent rear access and car parking.

**DETACHED BUNGALOW  
3 BED— 1 BATH  
73 sqm (786 sqft)**



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

**Viewings Strictly By Appointment**



## Accommodation

**Hallway** **4.0 x 1.0m**

Carpet floor covering.

**Living room** **3.9 x 3.6m**

Bay window overlooking front, open fireplace with timber surround, carpet floor covering.

**Kitchen** **5.0 x 2.4m**

Range of fitted kitchen units, vinyl floor covering, plumbed for washing machine, door to rear.

**Bedroom 1** **4.0x 3.9m**

Carpet floor covering, open fireplace with marble surround.

**Bedroom 2** **3.6 x 2.8m**

Carpet floor covering, open fireplace with timber surround.

**Bedroom 3** **2.5 x 2.3m**

Carpet floor covering.

**Bathroom** **1.9 x 1.7m**

Tiled walls and floor, wc, wash hand basin, walk in electric shower.

### Outside

Elevated garden enjoying all day sun. vehicular access from the rear.

Features:

- > Gas fired central heating
- > Off Street Parking
- > Short Walk to the city centre
- > Uninterrupted views of Cork City
- > All amenities on your doorstep
- > Ideal trader down or first time purchase
- > Garden Shed



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