

For Sale by Private Treaty**4 Sorrenta Villas, Old Blackrock Road, Cork T12 PFN4**

This is the much sought after 'period house with period features but also all modern upgrades and conveniences done for you' that so many purchasers seek...and the location doesn't get much better.

A substantial renovation took place in 2011 to include new windows, floors, heating, plumbing, wiring, all internal walls were drylined and authentic remoulding of cornices.

The original fireplaces have been reconditioned and refitted, it's only the roof and front wall are that remain of the original house.

In addition, a modern extension, with folding doors opening into the garden which benefits from western sunlight each evening! Solar panels have been fitted and a great combi gas boiler ensure a good BER of B2. Parking is also available for 1 car.

MID TERRACED**4 BED - 2 BATH****160.9sqm/1,732sq ft**

Agent: Jackie Cohalan
Phone: 087 642 7555

Viewings Strictly By Appointment

ACCOMMODATION

Entrance Hall	(7.26m X 1.85m)
Guest W.C.	(1.69m X 0.82m)
Living Room	(4.78m X 4.07m)
Living Area	(3.60m X 3.45m)
Kitchen	(7.16m X 3.71m)
Laundry Room	(3.95m X 1.36m)
Terrace	(5.07m X 5.81m)

First Floor

Hallway/Landing	(4.19m X 2.00m)
Bedroom 1	(4.77m X 3.24m)
Bedroom 2	(3.54m X 3.41m)
Bedroom 3	(2.71m X 2.10m)
Bathroom	(2.52m X 2.64m)

Second Floor

Bedroom 4	(5.70m X 5.42m)
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