

For Sale by Private Treaty

82 Ardkeale, Mount Oval Village, Rochestown, Cork T12 C6PV



82 Ardkeale is a beautiful 4 bedroom detached owner occupied home, laid out over 3 floors and overlooking a lovely green area. It presents in First Class condition with light filled accommodation, an outstanding kitchen and offers a great balance between living and bedroom accommodation.

There is a cobble lock driveway to the front with parking for 2 cars and a level garden to the rear.

Mount Oval village is a self-contained location with shops, bars, restaurants, schools and other services including public transport. It is within close proximity of Douglas Village and only minutes from the South Link Road serving the city and surrounding areas.

**Detached House
4 BED - 4 BATH
151 sqm / 1,625 sqft**



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

Viewings Strictly By Appointment

Accommodation

Entrance Hall 3.9m x 1.7m
Laminate flooring, radiator with cover, stairwell to 1st floor

Living room 4.5m x 3.9m
Carpet flooring, integrated gas fire

Kitchen/Diner 6.6m x 2.9m
Beautiful fitted kitchen units with integrated appliances, "Quooker" boiling water tap, breakfast bar, herringbone flooring and open to lounge area

Lounge 3.7m x 3.5m
Separated from kitchen area with two steps. Carpet flooring, feature fireplace with timber surround, extensive glazing with double doors to rear garden

Utility
Laminate flooring, plumbed for washing machine and dryer, door to rear

Guest WC 2.0m x 0.8m
Laminate flooring, wash hand basin and WC

First Floor

Master Bedroom 4.6m x 3.9m
Carpet flooring, built in wardrobes, radiator with cover
En-suite 2.6m x 1.3m
Tiled walls and floor, wash hand basin, WC and Walk in shower

Bed 2 4.1m x 3.6m
Carpet flooring, built in wardrobes
En-Suite 2.6m x 1.3m
Tiled walls and floor, wash hand basin, WC and Walk in shower

Second Floor

Bed 3 4.2m x 3.4m
Carpet flooring, velux window, built in wardrobes

Bed 4 3.6m x 2.4m
Carpet flooring, velux window

Bathroom 2.7m x 1.7m
Tiled walls and floor, wash hand basin, WC and Bath

Features

- * Ideal family home
- * Gas Fired Central Heating
- * Immaculate condition throughout
- * Close to all amenities
- * Overlooking a green area

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