

# For Sale By Private Treaty



## “Blenheim”, No 1 Uam Var Avenue, Curraheen Road, Bishopstown, Cork.



Situated on a spacious site within the mature Uam Var development, one finds this spacious and charming 1960's built three bedroomed detached bungalow with detached Garage.

Maintained to a good good condition throughout, this ideal family home offers its purchaser a variety of positive attributes such as its excellent location, sizeable grounds, bright aspect and a host of facilities and amenities nearby.

All viewings are strictly by appointment.



**PRICE: €325,000**

**Irish & European**

23 South Mall, Cork City Centre, Cork,

E: [info@irishandeuropean.ie](mailto:info@irishandeuropean.ie)

T: 021 4277606

PSL: 001105

## "Blenheim", No 1 Uam Var Avenue, Curraheen Road, Bishopstown, Cork.

### Accommodation

Entrance Porch  
Entrance Hall  
Sitting Room/Dining Room      3.87m x 7.46m

Kitchen      3.5m x 2.4m

Bedroom 1      3.8m x 4.0m

Bedroom 2      2.68m x 3.56m

Bedroom 3      2.4m x 3.29m  
Shower Room

Garage  
Grounds

Tiled Flooring, Sliding Door to Front.  
Fitted Carpet.

Fitted Carpet, Fitted Curtain, Fitted Net Curtain, Bay Window to front, Feature Brick Solid Fuel Fireplace.  
Service Hatch to Kitchen.

Fitted Floor and eye level kitchen units.  
Tiled Floor and Splashback.

Fitted Carpets, Fitted Curtain and Fitted Net Curtain.

Fitted Carpet, Fitted Curtains, Fitted Net Curtain, Built In Wardrobe.

Fitted Carpet, Fitted Curtains, Fitted Net Curtain.  
Fully Tiled Floor and Wall Surround, WC, Wash Hand Basin, Electric Shower.

Block Built Garage with metal Rear door.

The property enjoys a spacious site which provides spacious grounds to front, side and rear. To its rear one finds a fully enclosed mature lawn and to its front and side one finds a low maintenance chipped area with Boarder planting and ample parking area to its side.



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## Some Features

- Excellent Location.
- Sizable Ground.
- Detached Residence.
- Ample Off Street Parking.
- Good Condition throughout.
- Bright Aspect to Front and Rear.

## Directions

From Wilton, proceed to the Bishopstown Bar and keeping right at same. Continue straight along Curraheen Road to pass Curraheen Church on left. Take second turning on right after church, proceed for c100 metres and turn right. The property is located on right.

**Negotiator:**

T.J. Cronin

**Viewing:**To arrange a viewing of this property, please contact us on 021 4277606 or email [info@irishanduropean.ie](mailto:info@irishanduropean.ie)**Price:**

" 325,000

**Size:**

87.19 Sq.

**BER:**BER: F BER No.110315793 Energy Performance Indicator:402.07 kWh/m<sup>2</sup>/yr