

Mir, 6 Rathankar, Passage West, Cork T12 W3WK**FOR SALE BY PRIVATE TREATY**

A two-storey 3 bed semi-detached Cottage on mature Gardens with large Double Garage/Workshop/Home Office to rear enjoying a pleasant rural outlook situated between Rochestown and Monkstown.

Mature well maintained and modernised cottage with the added benefit of a very substantial c.81 sq. mtrs./872 sq. ft. single- storey rear unit comprising of a double Garage and Store/Office built to a high standard and readily adapted to other uses.

The Cottage is set back from and is above the public road with an attractive mature south/west facing Garden.

**DETACHED
2 STOREY COTTAGE****3 BEDROOM
1 BATH****791Sqft (73.5 Sqm)****Viewings Strictly By Appointment With Sole Agency****Agent: Malcolm Tyrrell
Phone: 087 255 4116**

Accommodation

Entrance Hall (3.67m x 1.69m)

Glazed pvc door, centre arch, wood floor covering, storage closet. Alarm panel.

Bathroom (Off Hall) (2.87m x 1.70m)

Partly tiled, W.C. wash hand basin, bath, electric Shower over bath, bidet.

Living Room (4.77m x 3.15m)

Solid fuel Stove with wood surround and granite hearth, built-in to alcove. Solid wood floor. Two windows overlook mature front garden, arch to Kitchen.

Kitchen (2.80m x 1.44m)

Fitted floor and eye level units, oven, hob and sink unit.

Study/Bedroom 3 (3.03m x 2.87m)

Stripped wood floor.

First Floor

Bedroom 1 (4.77m x 3.26m)

Stripped wood floor, front & side windows.

Bedroom 2 (2.79m x 2.58m)

Stripped wood floor fitted shelving.

Landing

Recessed shelving.

Pull- down stairs to Attic.

Outside

Double Garage and Workshop, extending to 81.08sqm ,(872 sq. ft)

Services

> Mains water, electricity & septic tank

Features

- > Dual oil/solid Stove radiator heating
- > Pvc double glazed windows
- > Tarmacadam drive to stone chipped parking area.

