

For Sale By Private Treaty



10 Ashton Lodge, Boreenmana Rd, Ballinlough, Cork.

BER C1

A truly unique opportunity presents itself to acquire this spacious and elegantly appointed three bedroom duplex within this gated private development.

Situated along Boreenmana Road, this stylish property offers one a bright, spacious and elegant living space with the added benefit of its highly convenient location, rear balcony (overlooking nearby playing pitches) and its two assigned parking spaces.

This graceful and alluring property is truly a must see for any discerning purchaser.



PRICE: €265,000

Irish & European

23 South Mall, Cork City Centre, Cork,

E: info@irishandeuropean.ie

T: 021 4277606

PSL: 001105

10 Ashton Lodge, Boreenmana Rd, Ballinlough, Cork.

Accommodation

Entrance Hall		Fitted timber flooring, under stairs storage press, utility closet (plumbed for appliances).
Lounge/Diner	4.96m x 4.51m	Fitted timber flooring, corniced ceiling, door to west facing balcony.
Kitchen	2.4m x 1.88m	Tiled floor and splash back, fitted floor & eye level Units.
Shower Room		Tiled floor and splash back, WC, WHB, Shower, fitted C
Bedroom 3 Stairs and Landing	3.23m x 3.07m	Fitted timber flooring, built in wardrobe, fitted blind. Fitted carpet on stair well, laminate timber flooring in landing area. Hot Press with fitted shelving and lagging.
Bedroom 1,	4.08m x 3.1m	Laminate timber flooring, built in wardrobe, fitted curtains.
Bedroom 2	3.8m x 3.04m	Laminate timber flooring, built in wardrobe, fitted curtains
Shower Room		Tiled flooring, splash back and shower area, Wc WHb, Electric shower, vleux window with fitted blind



Some Features

- Excellent Location with Nearby Bus Routes.
- Gated Development with Active Management Company.
- Excellent Condition throughout.
- Gas Fired Central Heating.
- Fully Enclosed Private Grounds with two assigned Parking spaces on offer.
- West Facing Balcony to Rear.

Directions

From Cork City centre, continue to Anglesea Street and turn left after Garda Station. Proceed to first set of traffic Lights and turn right onto South Link road. Pass Petrol Station on left and take next left onto Boreenmana Road. Continue straight for c 500 metres and continue straight through traffic lights. Proceed for another 300 metres and Aston Lodge is on left hand side.

For Sale By Private Treaty

Negotiator:

T.J. Cronin

Viewing:To arrange a viewing of this property, please contact us on 021 4277606 or email info@irishanduropean.ie and we will be delighted to arrange a viewing for you.**Price:**

" 265,000

Size:85 m²**BER:**BER: C1 BER No.110597069 Energy Performance Indicator:168.26 kWh/m²/yr