

**3 Brickfield Downs, Skehard Road, Cork T12H92E****FOR SALE BY PRIVATE TREATY**

A really excellent 3 storey detached house in a quiet cul de sac park having an outstanding southern aspect with great views over the Douglas River Estuary.

Located on the southern side of the Skehard Road immediately to the west of its intersection with the Well Road this is a well established residential location with all services; ie schools, shops, church, bus etc immediately adjacent.

The property has been well looked after and cared for and has the benefit of a large south facing garden to the rear.

**DETACHED****3/4 BED—4 BATH****1,948sq.ft. (181sq.m.)****Viewings Strictly By Appointment With Sole Agency****Agent: Malcolm Tyrrell**  
**Phone: 0872554116**

## **Accommodation**

**Entrance Hall** (5.04m X 1.92m)

Tiled floor.

**Guest Toilet** (3.32m X 1.66m)

W.c., wash hand basin, shower, extractor unit and window.

**Living Room** (4.28m X 4.42m)

Laminate wood flooring, wall lights.

## **Ground Floor**

**Kitchen/Dining Room**

(4.58m X 3.79m + 3.07m X 2.70m)

Fully fitted with eye and ground level units, integrated ceramic hob with extractor unit, Neff oven and microwave, integrated fridge freezer, Neff dishwasher, stainless steel sink unit, Granite worktop, recess lighting, island unit with Granite top, door out to south facing patio.

**Utility Room** (2.22m X 1.82m)

Plumbed for automatic machines, fitted press and door out to side.

## **First Floor Return**

**Living Room**

(4.29m X 3.78m + 3.09m X 2.68m)

Laminate wood flooring, sliding door out to south facing balcony.

**Ensuite**

Shower, wash hand basin and W.C.

## **First Floor**

**Bathroom** (3.39m X 1.87m)

Bath with electric shower attached, wash hand basin and W.C.

*Walk in Hot Press on Landing*

**Bedroom** (2.89m X 3.82m)

Wardrobe.

**Bedroom** (4.06m X 3.41m)

(3m ceiling height)

## **Second Floor**

**Main bedroom** (6.47m X 3.13m)

Magnificent room with 6m wide balcony and terrific views south over the Douglas River Estuary.

**Ensuite Shower Room**

Shower, Wash hand basin and W.C.

