

For Sale by Private Treaty

7 The Avenue, Ard Patrick, Lady's Well, Cork T23 FNN8



Beautifully presented detached family home within rambling distance of Cork city centre. Generous living and bedroom accommodation is spread out in an innovative and quirky design that maximises the city views and the elevated position. Given its proximity to large employers such as Apple, the Revenue, as well as the new office blocks of Penrose Dock & Horgan's Quay this would be an superlative investment property with no rental history to date and sizeable double bedrooms throughout. The rear garden is terraced and low maintenance with a beautiful natural stone wall boundary. The driveway comfortably accommodates three cars for those not keen on availing of the excellent amenities within walking distance.

The house is in turnkey condition; just awaits the personality stamp of its new occupants.

**DETACHED HOUSE
4 BED - 4 BATH**

**152 sq m
(1,636 sq ft)**

BER C2

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

Viewings Strictly By Appointment

Accommodation

Lower Ground Floor

Hallway **2.5m x 1.9m**
Timber Floor, stairwell to lower ground & 1st floor

Guest WC **1.4m x 1.4m**
Timber floor, wash hand basin

Kitchen **3.7m x 2.5m**
Fitted kitchen units, recently upgraded integrated oven, gas hob, fridge freezer, dishwasher, Belfast sink, oak countertop, tiled floor

Dining Area **4.7m x 2.8m**
Timber floor, sliding patio doors lead to direct access to garden

Ground Floor

Bedroom/Home Office/Spacious Gym **3.8m x 3.0m**
Tiled floor, French doors to front of property

Plumber Service Room
Tiled floor, plumbed for washing machine

1st Floor

Living Room **4.9m x 3.0m**
Timber floor, feature open fireplace with ornate surround, French doors opening onto a splendid South-West facing first floor balcony

Double Bedroom **4.3m x 2.5m**
Carpet flooring

Double Bedroom **3.6m x 2.8m**
Carpet flooring

Bathroom **2.8m x 1.4m**
Tiled walls & floor, bath with shower, wash hand basin, wc

2nd Floor

Master Bedroom **5.0m x 2.9m**
Carpet floor, built in wardrobes

En-Suite **2.2m x 1.7m**
Tiled floor, walk in electric shower, wash hand basin, wc

Double Bedroom **3.3m 3.0m**
Carpet floor covering

En-Suite **1.9mx 1.5m**
Tiled walls & floor, walk in electric shower, wash hand basin, wc

Outside

Extremely private terraced rear garden, enclosed by a beautiful natural stone wall which dates to an old estate on the land. The garden is ideally situated to enjoy all day sunshine and is a fabulous place for entertaining, summer barbeques and outdoor dining.

Features

- * Stunning views of Cork city
- * Gas fired central heating
- * Ideal family home or Investment
- * Walking distance of city centre

