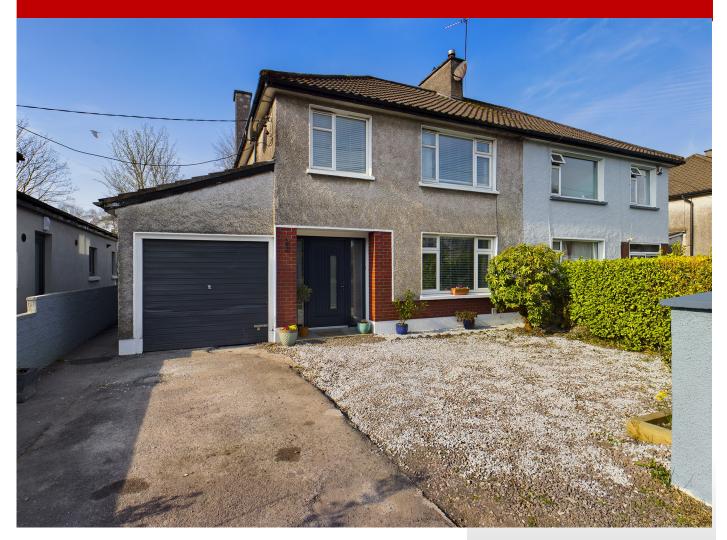




> www.cohalandowning.ie

For Sale by Private Treaty

30 Clashduv Estate, Glasheen Road, Cork T12 X4K8



A most appealing family home situated in this highly regarded location on the western side of the city. No. 30 offers generous well proportioned accommodation with a bright and airy atmosphere throughout. The entire extends to 123 sqm excluding a small garage. This wonderful family home is presented in superb decorative order throughout and has the added bonus of a large south west facing rear garden.

This location is second to none, within walking distance of Cork City Centre, Wilton Shopping Centre, Cork University Hospital, Bon Secours Hospital, schools and sporting facilities. There is also an excellent regular bus service to Cork City Centre. SEMI-DETACHED 3 BED—2 BATH 123 sqm (1,324 sqft)



Agent: Brian Olden Phone: 087 221 1174

Viewings Strictly By Appointment

Accommodation

Ground Floor

Entrance Hall Laminate floor covering

Dining Room Laminate floor covering View over rear garden

Living Room Laminate floor covering Wood burning stove

(4.3m x 3.4m)

(4.3m x 3.0m)

(3.9m x 3.9m)

Kitchen Vinyl floor covering Floor and eye level fitted units Integrated appliances Sliding door to rear Patio with BBQ area

Utility room Vinyl floor covering Plumbing for appliances Sink unit Door to rear garden

Bathroom

(2.5m x 2.1m) Maximum measurement

(4.3m x 2.6m)

Tiled floor and walls With wc, wash hand basin and electric shower

First Floor

Bedroom 3

Bedroom 1 Carpet floor covering (4.0m x 3.9m)

Bedroom 2 Carpet floor covering

(3.9m x 3.4m)

(2.9m x 2.5m)

Carpet floor covering Bathroom

(2.6m x 1.7m)

Tiled floor and walls With wc, wash hand basin and shower

Features

- Gas Fired central heating •
- Underpinned
- Small garage .
- Well proportioned accommodation
- South west facing rear garden •
- Parking and driveway area to the front .

Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they

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