

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)**

BER D1

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

Viewings Strictly By Appointment

Accommodation

Ground Floor

Entrance Hall

Laminate floor covering

Dining Room (3.9m x 3.9m)

Laminate floor covering

View over rear garden

Living Room (4.3m x 3.4m)

Laminate floor covering

Wood burning stove



Kitchen (4.3m x 3.0m)

Vinyl floor covering

Floor and eye level fitted units

Integrated appliances

Sliding door to rear

Patio with BBQ area



Utility room (4.3m x 2.6m)

Vinyl floor covering

Plumbing for appliances

Sink unit

Door to rear garden

Bathroom (2.5m x 2.1m) Maximum measurement

Tiled floor and walls

With wc, wash hand basin and electric shower

First Floor

Bedroom 1 (4.0m x 3.9m)

Carpet floor covering

Bedroom 2 (3.9m x 3.4m)

Carpet floor covering

Bedroom 3 (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



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