

**14 Yorkboro, Boreenmanna Road, Cork T12 X4P6**



**FOR SALE BY PRIVATE TREATY**

An attractive five-bedroom detached family home (currently laid out as four bedrooms) extending to approximately 2,053 sq.ft. The well-proportioned accommodation comprises spacious living accommodation together with 4/5 bedrooms upstairs. The entire is on an exceptionally private spacious site with a large cobblelock driveway and extensive decking and patio to the rear.

Yorkboro is a location second to none with every conceivable amenity on its doorstep. The property is a short walk from the city centre, it is also conveniently located next to local shops and a variety of much sought after primary and secondary schools.

The entire has been well maintained and is an opportunity for a young family to purchase a quality home in a quality location.

**DETACHED**

**4 BED / 3 BATH**

**191 sq.m. (2,053 sq.ft.)**



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

## ACCOMMODATION

### Ground Floor

#### Reception Hall.

Rest room with wc and wash hand basin

Cloakroom Area

**Living Room - 24'0" x 14'6" (Max Measurement)**

Ornate marble fireplace with gas coal effect fire. Carpet floor covering

**Kitchen / Dining Room - 11'9" x 11'0" & 21'3" x 8'9"**

L Shaped Kitchen. Floor and eye level fitted units with integrated appliances.

Large breakfast island

**Utility Room - 16'3" x 6'9"**

Floor and eye level fitted units. Tiled floor. Doors to garden & side entrance

**Conservatory - 15'3" x 14'0"**

Tiled floor. Feature timber ceiling, velux roof and French doors to garden

**Office/Playroom - 9'3" x 8'9"**

With carpet floor covering

### First Floor

#### Landing Area.

**Master Bedroom - 19'3" x 11'3" (Max Measurement)**

Full length robe units and carpet floor covering

**Ensuite - 5'9" x 5'4"**

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

**Bedroom 2 - 18'9" x 12'9" (Max Measurement)**

Full length robe units and carpet floor covering. Spot lighting,

**Bedroom 3 - 12'6" x 9'9"**

Full length robe units and carpet floor covering

**Bedroom 4 - 9'9" x 8'6"**

Full length robe units with carpet floor covering

#### Shower Room

Wc, wash hand basin and electric shower. Tiled wall and floors

### Features

- ◆ West facing rear garden
- ◆ Spacious accommodation
- ◆ Gas fired central heating
- ◆ Large cobblelock driveway
- ◆ Well proportioned accommodation

### Joint Agent

Gerard O'Dea

O'Dea Properties

12, Tramway Terrace

Douglas, Cork

Www.odeaproperties.ie

Tel: 021 489 3280

Mob: 087 231 9801



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