

By Private Treaty**No 30, Mount Eden, Kenley, Model Farm Road, Cork.****BER E1**

A pleasant and spacious 1990's built four bedroom semi detached residence located within a mature development overlooking a spacious green area.

This property enjoys a bright east to west aspect which maximises the available sunlight through its living accommodation and grounds.

Maintained to a good standard throughout, this property is an ideal family home due to its size and layout. It also enjoys a very

**PRICE: €330,000****Irish & European**

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Accommodation

Entrance Hall		Fitted Carpet, Dado Rail Decoration, Corniced Ceiling,
Sitting Room	4.05m x 5.18m	Guest WC (Tiled Flooring, WC, WHB). Fitted Carpet, Bay Window with Fitted Curtains & Fitted Blind, Marble Fireplace with Timber Surround and Gas Insert, Dado Rail decoration, double doors to Dining Room.
Dining Room	3.38m x 4.35m	Wooden Flooring, Fitted Curtains, Marble Fireplace with Gas Insert, Patio Door to rear patio area and garden.
Kitchen	2.71m x 7.13m	Marley Flooring, Fitted floor and eye level kitchen units, tiled splash back, Fitted Curtains, Fitted Blind, door to rear patio and garden area.
Stairs to Landing		Fitted Carpet, Hotpress (lugged and shelved).
Bedroom 1	3.16m x 3.71m	Varnished Timber Floorings, Built in Wardrobes, Bay Window with Fitted Curtains and Fitted blinds, En Suite (WC, WHB, Electric Shower, Tiled floor, shower and wall surround).
Bedroom 2	2.71m x 3.6m	Fitted Carpet, Fitted Curtains.
Bedroom 3	3.38m x 3.0m	Fitted Carpet.
Bedroom 4	2.1m x 1.8m	Varnished Timber Flooring, Fitted Curtains, Fitted Overhead Storage, Fitted Wardrobe.
Bathroom		Marley Flooring, WC, WHB, Bath with Electric Shower, Fitted Blind.
Garden		This residence enjoys the benefit of both front and rear enclosed gardens, to its front one finds off street parking with boarder planting areas whilst to its rear one finds its rear west facing garden and patio area.



Some Features

- Spacious Residence.
- Fully Enclosed Grounds.
- Mature Setting overlooking Green.
- Highly advantageous location.
- Within easy reach of several facilities and amenities.

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Directions

From Dennehy's Cross, continue along Model Farm Road in the Bishopstown/Ballincollig direction. Proceed to pass the Lee Auto Centre and Petrol Station and at the second set of traffic lights, turn left and take the next left turning into Kenley. Proceed to the T junction and turn right. Proceed to the next T junction and turn left. Take an immediate right turn and at T junction turn left. Take next turning to right (keeping the green on your left). Proceed to the top of the hill and the property is located on the right, see agents sign.



Negotiator:

T.J. Cronin

Viewing:

To arrange a viewing of this property, please contact us on 021 4277606 or email info@irishandeuropean.ie

Price:

" 330,000

Size:

124.71 m²

BER:

BER: E1 BER No.109736272 Energy Performance Indicator:300.26 kWh/m²/yr