

**For Sale by Private Treaty****19 Monfield, Garryduff, Rochestown, Cork T12THK1**

No. 19 is an exceptional attractive bright and airy three bedroom residence superbly positioned within a tranquil and private setting just off Coach Hill.

Internally the property enjoys well-proportioned accommodation extending to 143sqm/1,538sqft which has been well designed and is maintained to an exceptionally high standard throughout.

The property benefits from a south facing secluded rear garden and cobble locked driveway for two cars with electric charging point.

Monfield is a sought-after location within Rochestown. There is an abundance of good schools, shops, churches, and sporting clubs etc. in the immediate vicinity.

It is positioned minutes from Douglas Village and enjoys easy access to the City Link Road.

Transport links are excellent and there is a regular bus service to the city. Viewing of this property is highly recommended.

**SEMI DETACHED**  
**3 BED - 3 BATH**  
**143sqm/1,538sqft**  
**(including the 2nd**  
**floor attic conversion)**



**Agent:** Jackie Cohalan  
**Phone:** 087 642 7555

**Viewings Strictly By Appointment**



## ACCOMMODATION

### Ground Floor

#### Entrance Hall

With Amtico vinyl flooring.

#### Downstairs WC (1.6m x 1.4m)

Fully tiled with sink and W.C.

#### Living Room (4.9m x 3.4m)

With Amtico vinyl flooring, marble fireplace with cast iron inset and granite hearth, double door leading to kitchen/dining room.

#### Kitchen/Dining Room

##### Dining Area (4.7m x 3.6m)

With Amtico vinyl flooring and double doors to rear garden.

##### Kitchen Area (3.7m x 3.4m)

With Amtico vinyl flooring, floor and eye level units with granite worktop, breakfast counter, single oven, gas hob, integrated appliances.

##### Utility (2.4m x 2.1m)

With tiled flooring, plumbed for washing machine, door to side area.

### First Floor

#### Bedroom 1 (4.5m x 3.5m)

With carpet flooring, 5 door fitted wardrobe.

#### Ensuite (2.6m x 0.9m)

Fully tiled with shower, sink and W.C.

#### Bedroom 2 (3.4m x 2.9m)

With carpet flooring, 3 door wardrobe.

#### Bedroom 3 (2.8m x 2.7m)

With carpet flooring, 2 door wardrobe.

#### Main Bathroom

Tiled wall, tiled floor, W.C., wash hand basin, bath with shower attachment.

#### Attic Room (4.3m x 4.2m)

With two velux windows to the rear and under eaves storage, currently used as a bedroom.

### Features

- > South facing rear garden
- > Gas fired central heating
- > Electric car charging port
- > Cobble locked driveway
- > Side entrance

