

For Sale by Private Treaty

Tír Conaill, Boreenmanna Road, Cork T12 R6WP
Development Opportunity



An exciting development opportunity “Tír Conaill” is a detached 3 bedroom bungalow on a site of 0.25 acres with obvious development potential subject to planning permission.

The property is located in a quiet cul de sac just off the Boreenmanna Road and is a mere five minute drive from the City Centre. There is a vibrant community in the area and a good selection of schools, shops, churches and sporting clubs available locally

**3 BED - 1 BATH
DETACHED HOUSE**

**113 sqm (1,216 sq ft)
Site Area: 0.25 Acres**

BER C2

Agent: Brian Olden
Phone: 087 221 1174

Viewings Strictly By Appointment

Accommodation

Hallway 3.0m x 2.9m
Terrazzo flooring

Living Room 5.5m x 3.6m
Carpet flooring, open fireplace with tiled surround, built in shelving units

Lounge 4.5m x 3.6m
Carpet flooring, open fireplace with tiled surround

Kitchen 5.2m x 4.2m
Range of fitted kitchen appliances, tiled flooring, plumbed for washing machine, door to rear

Master Bedroom 4.2m x 3.6m
Carpet floor covering, built in wardrobes, open fireplace with tiled surround

Bedroom 2 3.2m x 3.1m
Carpet floor covering, open fireplace with tiled surround

Bedroom 3 3.3m x 3.3m
Carpet floor covering

Bathroom 2.2mx 1.8m
Tiled walls and floors, WC, wash hand basin, walk in shower

Features

- * Oil fired central heating
- * Walking distance of City Centre
- * Site size—0.25 acre
- * Future development potential subject to planning

**Solicitor - Mr Don Crewe, Patrick Buckley & Co Solicitors
5-6 Washington Street, Cork, 021-4273198**



Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they are, give notice that:
(i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract,
(ii) no person in the employment of Messrs. Cohalan Downing has authority to make or give any representation or warranty whatever in relation to the property.
LICENCE NO. 001641

