

**For Sale by Private Treaty****1 The Acre, Boreenmanna Road, Cork T12 APK3**

A unique opportunity to acquire a charming detached bungalow standing on glorious gardens in this quiet cul de sac off Boreenmanna Road.

Number 1 is a most appealing family home in need of complete renovation but in a wonderful location. The generous site will afford a new owner huge scope and potential to create a very special family home with a beautiful westerly aspect to the rear.

The acre is a sought after cul de sac just off the Boreenmanna Road and 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 in the immediate vicinity.

**Viewings Strictly By Appointment**

**DETACHED HOUSE**  
**3 BED-1 BATH**  
**80sqm (861sqft)**



**Agent:** Brian Olden  
**Phone:** 087 2211174



## Accommodation

### Ground Floor

#### Entrance Hall

Exposed timber floor

#### Living Room (4.5m x 3.7m)

Open Fireplace and views over front garden

#### Dining room (2.9m x 2.8m)

Fireplace

#### Kitchen (2.6m x 2.1m)

Door to the rear garden

#### Bedroom 1 (4.5m x 3.6m)

Views over front garden

#### Bedroom 2 (2.7m x 2.7m)

Single room

#### Bedroom 3 (3.3m x 3.0m)

Fireplace

#### Bathroom (1.9m x 1.7m)

Bath, WC and wash hand basin

### Outside

Detached Garage



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