

3 Knockrea Terrace, Old Blackrock Road, Cork T12 E8HE



FOR SALE BY PRIVATE TREATY

An exceptionally attractive period residence situated in this highly sought after area minutes from the city centre. This three bed mid-terrace house offers bright generously proportioned accommodation spread over three levels.

This beautiful house benefits from many period features, and has an attractive front garden and south facing rear yard with off street parking. Number 3 has been extensively renovated over the years and provides an attractive living area together with well proportioned bedrooms on the upper floors.

The entire extends to approximately 136sq.m/1,466sq.ft. The location of this quality family residence is second to none being a short stroll from the city centre and within minutes of the well established schools and sporting clubs etc. of the Blackrock and Douglas areas.

Terraced

3 BED, 2 BATH

**1,466sq.ft.
(136sq.m.)**

BER E2

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

Viewings Strictly By Appointment With Sole Agency

Ground Floor

Entrance Hallway

Tiled floor.

Living Room 3.6m X 3.4m

Ornate cast iron fireplace. Polished timber floor. Feature chandelier and ceiling cornicing.

Dining Area 3.5m X 2.8m

High gloss tiled floor, cast iron fireplace, open to Kitchen.

Kitchen 4.3m X 3.9m

High gloss tiled floor, floor and eye level fitted units with "Indesit" range oven with 5 ring gas hob, overhead "Indesit" extractor, door to rear garden,

First Floor

Return Bathroom 3.9m X 2.1m

W.C., wash hand basin, roll top bath, shower, timber floor, partly tiled walls.

Living Room 4.6m X 3.6m

Polished timber floor, feature tiled fireplace with timber surround and solid fuel stove, ceiling cornicing.

Bedroom 1 3.5m X 2.8m

Laminate floor covering and full length built in sliding robe units, door to balcony.

Ensuite 1.0m X 2.6m

W.C., wash hand basin, shower, tiled floor and walls,.

Second Floor

Bedroom 2 3.6m X 2.8m

Polished timber floor, pull down Stira to Attic.

Bedroom 3 4.5m X 3.5m

Laminate floor covering incorporating full length built in slide robe units.

Outside/Features

- ◆ Front Garden with timber Barna Shed
- ◆ South facing rear Garden/Yard with parking area.
- ◆ Gas fired Central Heating
- ◆ PVC double glazed windows
- ◆ Many Period Features



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