

**For Sale by Private Treaty****14 MERCIER PARK, CURRAGH ROAD, CORK T12 YNX7**

Cohalan Downing are delighted to present this lovely 3-bedroom bungalow with garage attached on an extra-large site located in the ever popular Mercier Park. Number 14 comes in good condition throughout and has a beautifully maintained large rear garden. The prospective purchaser may in time extend as there is ample room for expansion subject to planning.

The Property is easterly facing and benefits from a large patio with lawn to the rear surrounded by mature shrubs and trees ideal for summer entertaining. This location is second to none, a mere five minute drive or 15 minute walk from the City Centre. The area has an abundance of excellent schools, shops and sporting amenities etc. in the immediate vicinity. There is also access to an excellent regular bus service.

**BUNGALOW**  
**3 BED—1 BATH**  
**84 sqm (904 sqft)**

**BER E2**

**Agent: John Corbett**  
**Phone: 087 946 7201**

**Viewings Strictly By Appointment**



## Accommodation

### Porch

Tiled flooring

### Hallway

5.0m x 1.2m

Carpet flooring, recessed lighting

### Lounge

3.9m x 3.6m

Carpet flooring, built in shelving units, feature fireplace with brick surround, double doors lead to lounge

### Living Room

3.4m x 3.3m

Carpet flooring, feature fireplace with brick surround, built in shelving units, sliding door leads to kitchen/diner

### Kitchen/Diner

3.9m x 3.4m

Fitted kitchen units, ceramic back splash tiles, stainless steel sink, laminate flooring, plumbed for washing machine, sliding patio doors leading to rear

### Master Bedroom

4.2m x 3.0m

Carpet flooring, built in wardrobes with vanity area

### Bedroom 2

3.3m x 2.3m

Carpet flooring, built in wardrobes

### Bedroom 3

3.3m x 3.1m

Carpet flooring, built in wardrobes

### Main Bathroom

1.9m x 1.7m

Tiled walls & floors, wash hand basin, WC, Bath with Electric shower

### Rear Garden

Property Benefits from a large private patio with lawn to rear surrounded by mature shrubs and trees. Garage has access from both front and rear, workshop also can be accessed via rear

## Features

- \* Walking distance to all amenities
- \* Gas fired central heating
- \* Located on a large site
- \* Mature front & rear gardens

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

