

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

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