

# ***FOR SALE***

- **34 Leesdale, Model Farm Road, Cork City**

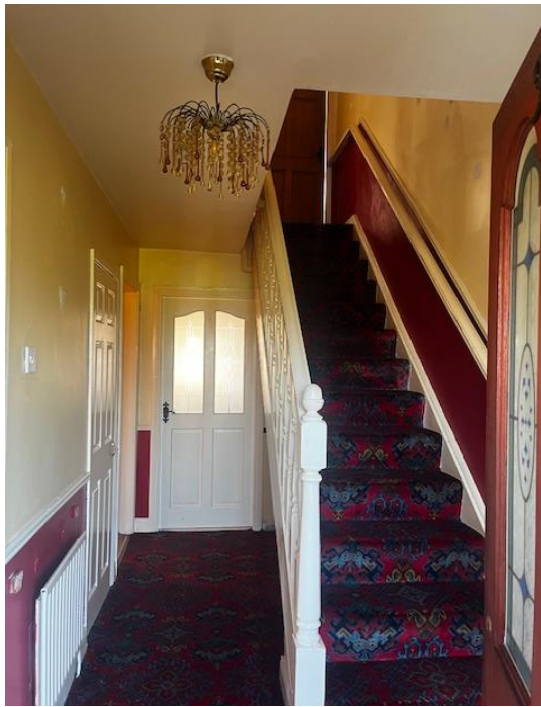
**T12 F40F**

- **Terraced Housed**
- 3 Bedrooms / 1 Bathroom**
  
- **BER RATING: C2**





# **SEEKING OFFERS OVER €320,000**



## **Features:**

- **Concrete driveway**
- **Rear garden with shed, slabbed with patio area.**
- **Prime location.**
- **Green area out front of estate.**

## **BER Rating:**

## **Services:**

- **Mains Water & Sewer (Estate has gas mains).**
- **Oil Heating**



*Daniel Fleming Auctioneers are very proud to present this house to the market. This property is a must see and a great opportunity and potential in a prime location. This three-bedroom residence is nestled in Leesdale housing estate just off the model farm road and opposite Munster Technological University and Cork College of FET.*

# Measurements and Description



<b>Entrance Hall</b>	4.30 m x 1.83m	Porch entrance, vertical hallway, access to stairs.
<b>Front Lounge</b>	4.66m x 3.20m	Cast iron fireplace, radiator, bright front window.  Small space with window, perfect for home office.
<b>Office Space</b>	2.73m x 2.38m	Open plan kitchen, living dining area, bright and airy, back door to rear garden, fitted kitchen, tiled floor, electric hob and oven, fire place.
<b>Living Room/ Kitchen</b>	4.16m x 3.74m 3.26m x 2.38m	
<b>Bedroom 1</b>	3.68m x 2.75	Carpet
<b>Bedroom 2</b>	4.52m x 2.85m	Carpet
<b>Bedroom 3</b>	3.95m x 2.89m	Carpet
<b>Toilet and (separate) Washroom</b>	1.67m x .87m 1.67m x 1.54m	Toilet room. Shower/Bath and Sink.



- *All images used are for illustrative purposes. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.*

**FOR FURTHER INFORMATION PLEASE  
CONTACT  
DANIEL FLEMING ON 021-4385524 /  
087-2575712**

**VIEWING IS STRICTLY BY  
APPOINTMENT**