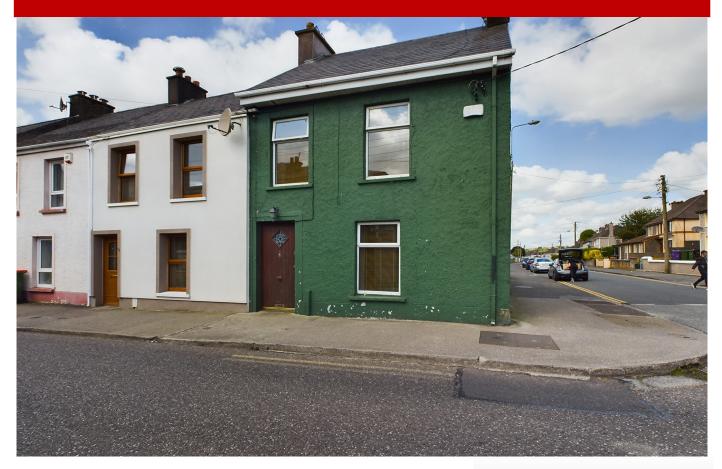




> www.cohalandowning.ie

For Sale by Private Treaty

81 Friars Walk, Ballyphehane, Cork T12 A5VF



No. 81 comprises a well laid out two bedroom home offering spacious accommodation in a most convenient location. The attic space is converted to a useable space. To the rear of the property is an enclosed yard with a roller gate.

Friars Walk is close to schools, shops, cafés etc, the city centre is within a 15 minute walk and The Lough wildlife sanctuary is just a 10 minute walk. Also within easy reach of the South Link Road system.

Ideally suited as either a city home or an investment opportunity, this property has to be viewed to be fully appreciated. END OF TERRACE 2 BED - 1 BATH 86 sqm (921 sq ft)



Agent:Suzanne TyrrellPhone:086 607 9200

Accommodation

Ground Floor

Entrance Hall

Polished timber floor.

Open Plan Dining/Living Room

Polished wood flooring

Kitchen

Kitchen with floor and eye level fitted units. Gas cooking. Plumbed for washing machine & dishwasher. Door to rear yard.

First Floor

Bedroom 1 Polished timber floor, double room.

Bedroom 2

Polished timber floor, single room.

Bathroom

WC, wash hand basin and shower.

Second Floor

Attic Room

Accessed from a spiral stairs. Polished timber floor, Velux windows .

Features:

- > Gas fired Central Heating
- > Spacious living accommodation
- > Attractive enclosed yard
- > Convenient location

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.







