

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 Tyrrell**
Phone: **086 607 9200**

Viewings Strictly By Appointment

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



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