

For Sale by Private Treaty

302 CONNOLLY ROAD, BALLYPHEHANE, CORK T12 Y6W8



302 Connolly Road is a 3 bedroom end of terraced property with rear extension. The property has a large front garden with ample potential for expansion subject to planning.

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.

**END OF TERRACE HOUSE
3 BED - 2 BATH
85 sqm (915 sqft)**



Agent: **Brian Olden**
Phone: **087 221 1174**

Viewings Strictly By Appointment

Accommodation

Ground Floor

Entrance Porch

Tiled flooring

Hallway **4.4m x 1.0m**

Carpet flooring, storage under stairs

Living Room **4.4m x 3.3m**

Carpet flooring, range of fitted shelving units, open fireplace with timber surround

Kitchen **5.3m x 2.0m**

Range of fitted kitchen appliances, stainless steel sink, plumbed for washing machine, vinyl floor covering

Bedroom 3 **2.8m x 2.4m**

Carpet flooring

En-Suite **1.5m x 1.7m**

WC, Wash hand basin, walk in electric shower



First Floor

Bedroom 1 **4.2m x 2.9m**

Timber flooring, built in shelving units

Bedroom 2 **3.5m x 3.0m**

Timber flooring, built in shelving units

Bathroom **2.5m x 1.7m**

WC, Wash hand basin and bath, vinyl floor covering

Outside

Garden shed

Features

- ⇒ Gas fired central heating
- ⇒ Side entrance
- ⇒ Walking distance of all amenities
- ⇒ Overlooking a green area
- ⇒ Ideal first-time purchase



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