

CARNADOE, COACH HILL, ROCHESTOWN CORK T12 Y1FR**FOR SALE BY PRIVATE TREATY**

Originally built in 1965 the current owners moved in in the 1980s and it has proven to be a wonderful home in which to rear a family.

The property has a simple ground floor layout that ensures there are no unused rooms and four good bedrooms on the first floor.

The generous sloping site extends to 0.3 acres with a well-sized raised balcony area to the rear. The property also benefits from a pedestrian access onto Norwood Court to the rear which provided a small, safe cul-de-sac space for their kids to play.

The driveway is deceiving as it can comfortably accommodate 4 cars and also benefits from a spacious car porch.

The property is within walking distance of neighbourhood shops and a variety of amenities including a good bus service.

DETACHED**5 BED - 4 BATH****1,695sq ft (157sqm)**

Agent: Jackie Cohalan
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Viewings Strictly By Appointment

ACCOMMODATION

Entrance Hall

With original parquet flooring

Living Room (6.5m x 3.2m)

With semi-solid wood flooring, cornicing, raised gas fire, patio doors to rear balcony area

Dining Room (3.0m x 3.0m)

with semi solid wood flooring

Kitchen (6.3m x 2.9m)

With tiled flooring, single oven, dishwasher, eye and floor level units, dual aspect

Utility (2.3m x 1.3m)

Plumbed for washing machine

Guest Toilet (1.5m x 0.9m)

tiled flooring, sink and W.C.

Bedroom 5 (5.2m x 3.1m)

With carpet flooring

Ensuite (2.7m x 1.0m)

Fully tiled with electric shower, sink and wc

First Floor

Bedroom1 (4.6m x 2.8m)

With varnished floorboards, fitted wardrobes, cornicing

Ensuite (2.1m x 2.9m)

Fully tiled with electric shower, sink and wc

Bedroom 2 (3.2m x 3.3m)

Varnished floorboards, fitted wardrobes, sink unit, cornicing

Bedroom 3 (3.2m x 2.5m)

Varnished floorboards, fitted wardrobes, cornicing

Bedroom 4 (3.1m x 2.3m)

Varnished floorboards, fitted wardrobes, cornicing

Bathroom (2.9m x 2.1m)

Fully tiled with bath, sink, electric shower

WC (0.9m x 1.5m)

Features

- > Carporch (5.3m x 3.6m)
- > Shed
- > Pedestrian access to Norwood Court



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