

For Sale by Private Treaty**6 Ashgrove Drive, Ballyvolane, Cork T23 T6Y7**

Ashgrove Drive is a quiet established cul-de-sac estate adjacent to Ballyvolane shopping centre. No.6 is a well maintained 3 bed detached home with pleasant and private front and rear gardens.

The interior of the property is in very good condition however some may consider it in need of updating. The property boasts two reception rooms as well as a ground floor third bedroom which could serve as a further reception room or a home office.

The property is within striking distance of every amenity to include supermarkets, schools, social clubs, and churches as well as Cork City Centre and the North Ring Road.

**3 BED DETACHED
DORMER BUNGALOW****84sqm (904 sqft)****Viewings Strictly By Appointment****Agent: Suzanne Tyrrell
Phone: 086 607 9200**

Accommodation

Entrance hall Cloak cupboard

Lounge **3.3m x 4.3m**
Carpet floor covering, with inset electric fire fitted

Kitchen cum Dining room/family room
5.0m x 3.3m (max measurement)
Fitted eye and floor level kitchen units with peninsula. Plumbed for washing machine. Sliding patio doors to rear patio and gardens. Open fire with marble surround.

Bathroom **2.0m x 2.6m**
Tiled throughout with toilet, wash hand basin and bath with electric shower over. Hot press with double door and shelved for storage.

Bedroom 3 / home office **2.4m x 3.0m**

First Floor

Bedroom 1 **3.6m x 3.6m**
Double Bedroom, carpeted with fitted wardrobes incorporating a dressing table.

Bedroom 2 **3.0m x 3.0m**
Double bedroom, carpeted with fitted wardrobes. Storage in eaves accessible through wardrobes. Access to attic for storage with folding attic stairs.

Toilet and wash hand basin.

FEATURES

- > Oil fired central heating
- > Woodgrain PVC double glazed windows
- > Mature & private gardens
- > External 'wrapped' insulation 2011



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