

# Cohalan Downing

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> www.cdacork.com

24 Ashdale Park, South Douglas Road, Cork T12 W8E2



**FOR SALE BY PRIVATE TREATY**

A wonderful extended 3 bedroom semi-detached family home boasting bright generously proportioned accommodation of approximately 1,352Sq Ft / (126 Sqm).

This fantastic home is well presented and offers everything expected of a family home catering for modern day needs.

24 Ashdale Park is bright and spacious and is complimented by an excellent rear garden and off street carparking.

Without question the location is that of unparallel convenience being positioned mid-way between the city centre and Douglas Village.

Douglas with its host of retail offerings together with good schools, churches and sporting clubs in the immediate vicinity justifies its reputation as one of the best locations in the city.

There is also a regular bus service to the city centre and easy access to the City Link Road.

**SEMI DETACHED**

**3 BED, 2 BATH**

**1,352sq.ft.  
(126sq.m.)**



**Agent: Brian Olden  
Phone: 087 2211174**

**Viewings Strictly By Appointment With Sole Agency**

## GROUND FLOOR

### Entrance Hallway

With under stairs storage and Cloak Room area.

### Living Room

4.0m X 3.6m

### TV Room

3.5m X 3.6m

Large window overlooking rear garden, open fireplace with Marble surround.

### Kitchen

3.4m X 2.7m

Floor and eye level fitted units, door to rear garden

### Play Room

2.9m X 2.7m

French doors to rear garden.

### Shower Room

1.7m X 1.6m

W.C., wash hand basin, Electric Triton Shower, tiled floor and tiled walls.

### Lounge

4.0m X 3.0m

Feature bay window overlooking front Garden.



## FIRST FLOOR

### Bedroom 1

4.0m X 3.6m

### Bedroom 2

3.6m X 3.6m

### Bedroom 3

2.3m X 2.9m

### Bathroom

2.5m X 2.4m

W.C., wash hand basin, bath, incorporating hot press, Vinyl floor covering, partly tiled walls.

### Landing

With pull down Stira



## FEATURES

- > Side entrance door
- > Gravelled parking area
- > Bright and spacious accommodation
- > Oil fired central heating
- > Enclosed large private rear garden

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