

For Sale by Private Treaty

**“Carrigboy”, 31 Laburnum Park, Model Farm Road, Cork T12TYC1**



A rare opportunity to acquire a substantial family home positioned on a generous site in one of Cork's most sought after and prestigious residential locations off Model Farm Road.

“Carrigboy”, 31 Laburnum Park, is a spacious three bed detached home with potential for extension/expansion, if desired.

Accommodation is bright and airy with three reception rooms, kitchen, dining area and shower room at ground floor level and three bedrooms and bathroom at first floor level.

There is ample parking to the front through a gated driveway area and enclosed south facing rear garden.

“Carrigboy” is ideally located within walking distance of the CUH and Bons Secours Hospital. Local schools include St Catherine's, Mount Mercy and Coláiste na Spioraid Naoimh as well as the third level institutions of UCC and MTU.

Cork city centre is easily accessed via public transport or by car, while Wilton Shopping Centre & Dunnes Stores are only a short walk away.

No. 31 is an ideal family home which offers ultra-convenience to all amenities ie; schools, shops, bars, restaurants and Cork city itself whilst being located in a mature and quiet setting.

**DETACHED  
3 BED—2 BATH  
124sqm (1,335sq.ft)**



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

**Viewings Strictly By Appointment**

## Accommodation

### Entrance Hall

Polished timber floor and under stairs storage.

### Lounge Room (4.0m X 3.6m)

Marble fireplace with cast iron insert views over front garden.

### Living Room (4.5m x 3.7m)

Open marble fireplace cast iron insert, carpet floor covering, fitted shelving feature bay window overlooking rear south facing garden.

### Kitchen (4.2m X 2.5m)

Floor and eye level fitted units, tiled floor, integrated appliances, door to rear garden.

### Dining Room (4.6m X 2.7m)

Polished timber floor, Velux roof light, rear hallway with door to rear garden

### Shower Room (4.2m X 2.5m)

Tiled floor, partly tiled walls, W.C., wash hand basin and electric Mira shower.

## FIRST FLOOR

### Bedroom 1 (3.9m X 3.2m)

Full-length built-in robe units, carpet floor covering and views over front garden.

### Bedroom 2 (3.7m X 3.7m)

Carpet floor covering and views over rear garden.

### Bedroom 3 (3.7m X 2.4m)

Carpet floor covering and

### Bathroom

Vinyl floor covering, partly tiled walls, w.c., wash hand basin and shower.

## Features

- > South facing rear garden
- > Parking in driveway to front
- > Ample room for extension
- > Oil fired central heating



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