

9 Richmond Estate, Blackrock Road, Cork T12 WV0D



FOR SALE BY PRIVATE TREATY

Location, Location, Location, together with an immaculate 4 bedroom semi detached family home and a large West facing rear garden.

No. 9 is a home of real quality offering bright, well proportioned family accommodation. This spacious property offers superb potential to extend and is located in a much sought after development at the city end of the Blackrock Road.

Richmond offers all the amenities sporting clubs & schools that you would expect and is yet only a 15 minute walk from the City Centre.

SEMI-DETACHED

4 BEDROOM

122 sq.m. /1,312 sq.ft.

BER E2

Agent: Brian Olden
Phone: 087 221 1174

Viewings Strictly By Appointment With Sole Agency

ACCOMMODATION

Ground Floor

Entrance Hallway

With timber floor

Guest Wc

With wc and wash hand basin

Living Room

5.7m x 4.0m

With timber floor, open fire place and large window overlooking front garden.

Kitchen

6.3m x 3.4m

With high gloss tiled floor, floor and eye level fitted units with 'Corian' work top, integrated appliances to include fridge/freezer, Electrolux oven, four ring hob and dishwasher. Full length larder cupboard, ceiling spotlights and door to rear garden.

First floor

Bedroom 1

3.7m x 3.0m

Polished timber floor and access to attic area

Bedroom 2

4.0m x 3.1m

With polished timber floor

Bedroom 3

4.0m x 4.2m

With full-length built-in robe units and polished timber floor

Bedroom 4

3.4m x 3.1m

With polished timber floor

Main Bathroom

2.2m x 2.0m

With tiled floor, partly tiled walls, wc and wash hand basin. Double shower and ceiling spotlights.

Features

- > Bright well proportioned accommodation
- > Four generous bedrooms
- > Gas fired central heating
- > West facing rear garden
- > Off street parking
- > Immaculate throughout
- > Car port

Solicitor

Catherine Kirwan

Finbarr Murphy Solicitors

Lee White House, 8 Washington Street, Cork

Phone: (021) 427 3472

Email: Catherine@finbarrmurphy.ie



Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they are, give notice that:

(i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Messrs. Cohalan Downing has authority to make or give any representation or warranty whatever in relation to the property. LICENCE NO. 001641