

For Sale by Private Treaty

**“Ronian”, 22 Rosebank, Douglas Road, Cork T12H3A0**



‘Ronian’ is a traditional, solid 3-bedroom semidetached home that is ready for its makeover. This lovely family home has been well lived in and loved but is now ready for new energetic owners who understand how to bring out its best.

Whilst the house would benefit from some modernisation and upgrade, you could easily occupy it while planning how to renovate. A close look at neighbouring and nearby properties shows the scope this home has with wrap around two storey extensions possible at a future date.

The house is a much sought-after location that is well serviced by public transport. There are excellent schools within walking distance, as well as sporting amenities and other conveniences.

The rear garden faces east and gets fantastic morning and afternoon light but also has sufficient depth at 22m (70 ft) to capture the evening sun. There is a separate detached garage and ample room for parking.

**SEMI DETACHED**

**3 BED/1 BATH**

**(95Sqm/1,019sqft)**

**BER D2**

**Agent: Jackie Cohalan**  
**Phone: 087 642 7555**

**Viewings Strictly By Appointment With Sole Agency**

## ACCOMMODATION

### Entrance Hall

With carpet floor covering.

### Living Room (4.0m x 4.0m)

With carpet floor covering, tiled fireplace, picture rail, bay window.

### Dining Room (3.9m x 3.7m)

With carpet flooring, fireplace with Mahogany surround, picture rail, large window overlooking rear garden.

### Kitchen (3.9m x 2.4m)

Fitted eye and ground level units, stainless sink unit, integrated appliances including oven, hob, dishwasher. Door to side.

## First Floor

### Bedroom 1 (4.3m x 3.7m)

With carpet flooring, picture rail, bay window.

### Bedroom 2 (3.6m x 3.7m)

With carpet flooring, picture rail.

### Bedroom 3 (2.8m x 2.4m)

With carpet flooring, picture rail.

### Bathroom (1.8m x 2.4m)

Shower, W.C., wash hand basin.

### Garage (4.9m x 2.7m)

With roller shutter door, plumbed for washing Machine.



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