

For Sale by Private Treaty

Little Orchard, Farranlea Park, Model Farm Road, Cork T12 KQY8



Welcome to Little Orchard, a magnificent four-bedroom, detached residence on glorious private gardens with the perfect south-facing aspect extending to 0.3 acres approximately. Located in the highly desirable Farranlea Park just off the Model Farm Road, this family home is truly real quality.

Little Orchard is 180 sq.m/ 1937 sq.ft and enjoys a bright & airy atmosphere throughout. The excellent living accommodation is complimented by four very good bedrooms (1 with en-suite) overhead.

The overall location is outstanding with all the amenities on your doorstep to include schools, shops and sporting clubs. There is also a regular bus service to the City Centre.

Viewing is highly recommended.

Detached House
4 BED - 3 BATH
180 sqm (1,937 sqft)



Agent: Brian Olden
Phone: 087 221 1174

Viewing Strictly By Appointment

Accommodation

Ground Floor

Hallway

Timber flooring.

Living Room

Bay window overlooking south-facing garden, feature fireplace with timber surround, carpet flooring.

Lounge

Timber flooring, door to south-facing patio and barbeque area.

Kitchen/Dining Area

Floor and eye level fitted kitchen units with built in appliances, vinyl flooring.

Utility

Plumbed for washing machine and dryer, tiled flooring, door to rear.

Study

Carpet flooring.

WC

With wash hand basin, vinyl flooring.

First Floor

Master Bedroom

Timber flooring with built in wardrobes.

Ensuite

WC, wash hand basin with vanity area bath with shower, vinyl flooring.

Bedroom 2

Carpet flooring, door to wardrobe.



Bedroom 3

Carpet flooring, built in wardrobes with vanity area.

Bedroom 4

Carpet flooring fitted wardrobes.

Shower Room

Wash hand basin, walk in shower, tiled walls and floors.

WC

WC, Wash hand basin, vinyl flooring.

Outside

- > Shed
- > Gravelled driveway and parking area

Features

- > South-facing rear garden
- > Oil-fired central heating
- > 0.3 Acre Site
- > Walking distance of CUH, Bons Secours hospital & UCC

Viewings

Viewing strictly by appointment only.

