

For Sale by Private Treaty

**65 Belfield Abbey Boreenmanna Road Cork T12 Y40W**



A truly wonderful opportunity to acquire a home in perfect condition, with an array of high-quality fixtures and fittings, and in an ideal location, just off the Boreenmanna Road.

Featuring four bedrooms, two of which are en-suite and a spacious ground floor living space, the house has been decorated in a restful neutral colour palette resulting in calm and light interiors.

This lovely family home occupies a superior location at the entrance to the estate with a private and generous sized garden that gets sunshine all day long.

Belfield Abbey is situated within striking distance of Ballintemple, Blackrock and Douglas villages. It has easy access to sought after primary & secondary schools, is well serviced by public transport and is close to all major road networks.

**SEMI-DETACHED  
4 BED—4 BATH  
126 sqm (1,354 sqft)**



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

**Viewings Strictly By Appointment**

## Accommodation

### Ground Floor

#### Entrance Hall

With hardwood flooring.

#### Living room (5.1m x 3.5m)

With hardwood flooring running through from hallway. Spacious room with stove fitted with granite surround, and feature bay window dressed with Plantation shutters.

#### Guest WC

With toilet and wash hand basin.

#### L-Shaped kitchen cum dining and family room space.

#### Kitchen (5.9m x 2.9m)

With hardwood flooring. Extensive in-frame hand painted kitchen units incorporating a side by side fridge freezer, integrated dishwasher, hob and ovens. Stone worktop with sunken sink along with an oak breakfast bar. The washing machines are concealed well within the fitted units.

#### Dining cum sitting area (3.2m x 3.0m)

With French doors opening onto the rear patio and gardens.

### First Floor

#### Bedroom 1 (4.6m x 3.9m)

Spacious double room with carpet floor covering and fitted wardrobes.

**En-suite** beautifully fitted with quadrant shower, wc and wash hand basin with vanity unit.

#### Bedroom 2 (3.1m x 3.9m)

Spacious double room with carpet floor covering and fitted wardrobes.

**En-suite** tiled to floor and walls with bath (pumped shower over), wc and wash hand basin.

### Second floor

#### Bedroom 3 (2.8m x 4.9m)

With carpet floor covering.

#### Bedroom 4 (2.0m x 3.7m)

With carpet floor covering. Currently in use as a home office.

#### Bathroom

With Shower (pumped), wc and wash hand basin. Tiled floor and walls to wet areas.

#### Features:

- \* Gas fired central heating
- \* Plantation Windows Shutters
- \* Ceiling cornicing to the main rooms
- \* Superior fitout and condition throughout
- \* Off street parking over cobble lock driveway for up to 2 cars



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