

For Sale by Private Treaty

5 Kilcrea Park, Magazine Road, Cork T12 P95P



A most appealing family home situated in this highly regarded location on the western side of the city. No. 5 offers generous well-proportioned accommodation with a bright and airy atmosphere throughout. The property has been extended to the rear to include a spacious open plan Kitchen/Dining Room and an Office/Bedroom. While the front has been converted to a bedroom

The location is superb; 5 minutes' walk to UCC and the Bons Secours Hospital and in close proximity to Cork University Hospital and Wilton. There are excellent schools within walking distance, as well as plenty of sporting amenities and other conveniences.

Viewing comes highly recommended.

Viewings Strictly By Appointment

**SEMI DETACHED HOUSE
4 BED - 2 BATH
148 sqm (1,592 sqft)**

BER D2

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

Accommodation

Ground Floor

Hallway 4.34m x 2.12m

Carpet floor covering, storage under stairs

Living Room 4.00m x 4.05m

Open fireplace with tiled surround, carpet floor covering

Lounge 3.60m x 3.50m

Open fireplace with tiled surround, double doors to kitchen/diner

Open Plan Kitchen/Diner 6.02m x 8.65m

Range of fitted kitchen appliances, plumbed for washing machine, double doors to rear garden

Bedroom 3.59m x 2.87m

Carpet floor covering, door leads to front

Office/Study 4.40m x 2.79m

Carpet floor covering

Guest WC 1.70m x 1.27m

Tiled floor, wash hand basin, wc and shower



First Floor

Master Bedroom 4.07m x 3.59m

Carpet floor covering, open fireplace with tiled surround

Bedroom 2 3.59m x 3.29m

Carpet floor covering, open fireplace with tiled surround

Bedroom 3 2.84m x 2.51m

Carpet floor covering

Bathroom 2.11m x 1.79m

Tiled walls and floor, wash hand basin, wc, bath and shower



Features

- * Walking distance to UCC, CUH, Bons Secours and Cork City Centre
- * Gas fired central heating
- * Spacious ground floor living accommodation
- * East facing rear

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