

For Sale by Private Treaty

DUNCANNON, 2 CLEVE HILL, BLACKROCK ROAD, CORK T12 HEC5



Located in a premium position on the Blackrock road, this exceptional semi-detached home has been completely redeveloped and remodelled throughout.

Finished to a very high standard this B1 rated home extends to approx. 1,722 sq.ft. This home is well proportioned and light filled with excellent living accommodation complimented by 3 good bedrooms overhead. As well as the beautifully appointed accommodation this home benefits from an excellent rear garden with attractive patio area.

The overall location of this property is outstanding with many amenities on your doorstep.

**Semi-Detached
3 BED - 3 BATH
160 sqm / 1,722 sq ft**



**Agent: Brian Olden
Phone: 087 221 1174**

Viewings Strictly By Appointment

Accommodation

Ground Floor

Entrance Hallway 3.8 x 3.6 m

Polished timber floor, French doors to living room

Living room 5.0 x 3.6 m

Light filled room with feature corner window, polished timber floor and ornate fireplace with gas coal effect fire

Kitchen 7.8 x 5.8 m

Floor & eye level fitted units with feature breakfast island, integrated appliances, French doors to south facing patio and rear patio

TV Room 4.1 x 2.8 m

Polished timber floor, wall mounted electric fire & sliding door to kitchen

Utility 1.8 x 1.7 m

Floor & eye level fitted units, tile floor & door to outside

Guest Toilet

Tiled floor, WC & wash hand basin

First Floor

Bedroom 1 3.3 x 3.0 m

Carpet floor covering & views of rare garden

Main Bathroom 2.8 x 2.1 m

WC, wash hand basin & double shower, tiled floor & walls

Bedroom 2 3.6 x 3.4 m

Carpet floor covering & views of rare garden

Bedroom 3 (Master Suite) 5.9 x 3.9 m

Light filled suite with 2 south facing windows, fully fitted dressing room off, carpet throughout

En-Suite 3.2 x 1.8 m

WC, wash hand basin & double shower, tiled floor & walls

Features:

- B1 Energy rating
- Gas fired central heating
- Extensive rear patio area
- Exceptional finish throughout
- Bright & airy atmosphere

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