

For Sale by Private Treaty**West Friars Lodge, Orchard Road CORK T12 D95V**

A charming and delightful detached residence situated on Orchard Road and within walking distance of UCC, Bon Secours, CUH and with all other services immediately adjacent.

Impeccably maintained throughout with bright spacious accommodation, this is an ideal family home and would suit a trading down situation.

Occupying an elevated position off Orchard Road with a completely private South and West facing rear garden. This is an excellent detached house in a prime location within easy access of all services.

Detached
2/3 BED—2 BATH
119sqm (1281sqft)

**Viewings Strictly By Appointment**

Agent: Malcolm Tyrrell
Phone: 0872211174

ACCOMMODATION

Ground Floor

Entrance Porch

With PVC outer door. Teak inner door.

Entrance Hall (3.3m x 2.9m)

Cloak cabinet, storage space under stairs.

Guest Toilet and wash hand basin with quarry tile floor and tiled walls. Parquet flooring.

Living Room (6.48m x 3.98m)

With Victorian style cast iron fireplace, corniced ceiling, hardwood flooring, double doors leading into:



Sitting Room/Bedroom 3 (4.58m x 3.21m) (overall measurement)

Incorporating En-Suite shower room with corner shower unit, electric shower fitted, W.C., wash hand basin, quarry tiled floor throughout.



Kitchen/Dining Area (5.9m x 3.3m)

Very well fitted with ground and eye level units, stainless steel sink unit, gas hob with extractor unit, built in dresser. Microwave, double oven, fridge freezer. Bosch dishwasher and Hotpoint washing machine. Cast iron fireplace with gas fire fitted. Quarry tiled flooring, door out to side of house and rear garden.



First Floor

Bedroom (3.69m x 2.88m)

Double fitted wardrobes.

Walk in Hot Press on Landing

Shower Room (2.38m x 1.84m)

Corner shower unit with electric shower fitted, W.C. and wash hand basin. Part tiled floor and walls.

Bedroom (4m x 3.68m)

With double fitted wardrobes and access to storage space in roof.



There is a side entrance also to the house.

Features

- Gas central heating
- Parking to front of house.
- Rear garden area paved, 10 metres deep, limestone wall to rear. South and West facing, completely private.
- Timber Storage Shed (2.4m x 1.7m)

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