

For Sale by Private Treaty

**“Garnavilla”, Menloe Gardens, Blackrock Rd, Cork T12 P5V9**



“Garnavilla” is a wonderful 4 bedroom family home situated within the prestigious Menloe Gardens. Renowned for its peaceful setting the well proportioned accommodation is in need of upgrading and modernisation. The entire property enjoys a west facing rear garden, access to a large green area and magnificent mature trees.

Menloe Gardens is a prime location with easy access to the city centre via a regular bus service. Blackrock village is a short stroll and provides a host of amenities & services to include ‘Sunday Market’ cafes, pubs, sporting clubs and schools.

**SEMI-DETACHED  
4 BED—3 BATH  
141 sqm (1,518 sqft)**



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

**Viewings Strictly By Appointment**

## Accommodation

### Ground Floor

#### Entrance

PVC sliding door into tiled porch

Door into hall with under stairs storage

#### Lounge room

Fireplace with tiled insert

Gas fire fitted

Bay window

4.1m x 3.6m

#### Sitting room

Fireplace with tiled insert

Fitted shelving

Display cabinet in alcove

4.3m x 3.6m

#### Sun room

Double doors to patio

4.3m x 2.8m

#### Kitchen

Floor and eye level units

Stainless steel sink unit

Extensive work top area

4.1m x 3.0m

#### Dining Area

With fitted shelving

4.1m x 2.3m

#### Guest toilet

WC and wash hand basin

#### Rear hallway

Door to garden

Small pantry

## First Floor

### Landing

Water storage tank

Door to balcony

4.5m x 2.9m

### Bedroom 1

Fitted wardrobe

Incorporating small en-suite

### Bedroom 2

Fitted wardrobe

Overhead storage

Fireplace

3.6m x 3.2m

### Main bathroom

WC, wash hand basin

Bath with fitted electric shower

Partly tiled walls

### Bedroom 3

Fitted dressing table unit

Small walk-in wardrobe

3.2m x 1.9m

### Bedroom 4

Fitted wardrobe and fireplace

2.9m x 2.3m

## Outside

### Garage

Electric roller shutter door

10.5m x 2.9m

## Features

PVC double glazed windows

Oil-fired radiator central heating

Solar Panels



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