

For Sale by Private Treaty

**78 Friars Walk, Cork, T12 E9TN**



A charming mid terrace three bedroom home, situated on Friars Walk, just a 10 minute walk to the City Centre. No.78 would benefit greatly from general upgrades throughout the property. However, the home has a good layout currently and the added benefit of a pleasant rear garden (paved) with a westerly aspect and is not overlook.

Accommodation comprises living room, kitchen cum dining area, ground floor bathroom and three first floor bedrooms.

**Mid Terrace**  
**3 BED - 1 BATH**  
**62sqm / 667sqft approx.**



Agent: **Suzanne Tyrell**  
Phone: **086 607 9200**

**Viewings Strictly By Appointment**

## Accommodation

### GROUND FLOOR

#### **Living Room** **4.7m x 3.1m**

Front door opens into living area, with hard-wood floor covering. Open Fire with cast iron surround.

#### **Kitchen/ Dining Area** **2.9m x 2.9m**

Vinyl floor covering. Fitted eye and floor level units. Plumbed for washing machine. Door to rear garden/yard

#### **Bathroom** **2.6m x 1.7m**

with WC, Wash hand basin and bath with shower over

### FIRST FLOOR

#### **Bedroom 1** **3.2m x 2.6m**

Polished timber floor covering

#### **Bedroom 2** **2.9m x 2.9m**

Polished timber floor covering

#### **Bedroom 3** **3.2m x 2.1m**

Single Room. Polished timber floor covering

### Features:

- > Gas heating
- > Parking is available on street only (resident permit available)
- > Walking distance of city centre, UCC & Bons Secours
- > Ideal first time purchase

