

For Sale by Private Treaty

**Ardee, Lower Friars Walk, Cork T12 D2R7**



Ardee is a superbly located detached bungalow on a mature site close to all amenities and within walking distance of Cork City Centre.

The property, while in need of modernisation, has great potential. There are spacious gardens which offer a purchaser the opportunity to extend to both the rear and side and also within the Attic as there is plenty of scope.

Lower Friars Walk enjoys an excellent location within 15 minutes walk to the city centre and with easy access to CUH, UCC & MTU.

There are very good transport links, schools, shops and churches in the immediate vicinity.

This is a great opportunity to acquire a detached bungalow on a large mature site in the heart of the Southside of Cork City.

**Viewings Strictly By Appointment**

**DETACHED BUNGALOW  
3 BED - 1 BATH  
101 sqm (1,087 sqft)**



**Agent : Malcolm Tyrrell  
087-255 4116**

## Accommodation

### Ground Floor

**Porch** **1.41m x 0.68m**  
Double doors leading to hallway, carpet floor covering

**Hallway** **5.83m x 1.12m**  
Carpet floor covering, fitted shelving units

**Living room** **4.11m x 3.49m**  
Bay window overlooking the front, carpet floor covering, feature fireplace with brick surround



**Lounge** **4.12m x 3.54m**  
Bay window overlooking the front, carpet floor covering, feature fireplace with tiled surround, built in shelving units

**Kitchen** **3.12m x 2.44m**  
Range of fitted kitchen units, stainless steel sink, vinyl floor covering

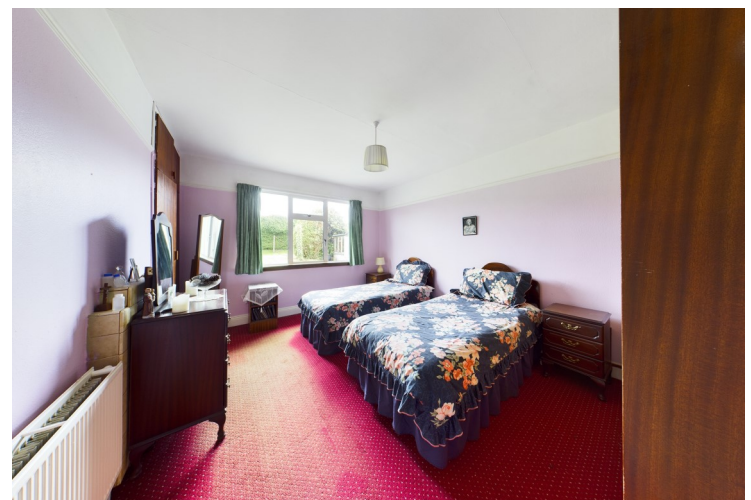


**Bedroom 1** **4.31m x 3.47m**  
Built in wardrobes, carpet floor covering

**Bedroom 2** **4.27m x 2.73m**  
Built in wardrobes, carpet floor covering

**Bedroom 3** **2.88m x 2.43m**  
Built in wardrobes, carpet floor covering

**Bathroom** **1.84m x 1.69m**  
Carpet floor covering, tiled wall, wc, wash hand basin and walk in shower



**Outside**  
Detached garage/workshop

### Features

- \* Gas fired central heating
- \* Fully Underpinned
- \* Within walking distance to City Centre, UCC, CUH & MTU
- \* Mature front & rear gardens
- \* Ample room for parking

**Solicitor:** Ciaran Desmond, CDS Law

