

For Sale by Private Treaty

**12 Beaumont Lawn Beaumont Cork T12 Y1YN**



A fine mature house situated just off Beaumont Drive and within minutes walk of Beaumont Boys and Girls National School.

The property which is in need of modernisation has a very large East facing garden with great potential.

This is a fine property in one of the best residential locations in Cork City.

**SEMI-DETACHED  
3 BED—1 BATH  
98 sq m (1,055 sq ft)**



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

**Viewings Strictly By Appointment**

## Accommodation

### Ground Floor

#### Entrance Hall (4.4m x 2.1m)

Hardwood flooring  
Storage space under stairs  
Stairwell to first floor

#### Living Room (4.2m x 3.7m)

Tiled fireplace

#### Dining Room (3.7m x 3.5m)

Tiled fireplace  
Storage in alcoves  
Sliding door to rear garden

#### Kitchen (3.5m x 2.6m)

Fitted eye and ground level units  
Stainless steel sink unit  
Tiled flooring  
Larder space under stairs  
Door to rear garden

### First Floor

#### Bedroom 1 (3.6m x 3.5m)

Double fitted wardrobes  
Built in dressing table  
Overhead storage

#### Bedroom 2 (3.7m x 3.7m)

#### Bedroom 3 (2.8m x 2.6m)

#### Bathroom (2.6m x 2.3m)

WC and wash hand basin  
Electric shower  
Fully tiled floor and walls  
Hot press and wall heater

### Outside

#### Store house/Boiler house (1.8m x 1.0m)

#### Garage (5.2m x 3.1m)

With open over door

#### Rear garden (28m approximately)

### Features

- ◆ Aluminium windows
- ◆ Oil fired radiators
- ◆ Mains services

**Title:** 500 years from the 29th September 1952 at a yearly rent of €11.43



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