

For Sale by Private Treaty**27 Tracton Place, Montenotte, Cork T23 F9WV**

An opportunity to acquire a beautiful four-bedroom, semi-detached family home set amidst wonderful gardens in this cul de sac development just off the Montenotte Road. Internally this delightful home is wonderfully presented throughout with a naturally bright light filled interior which must be viewed to be fully appreciated. The layout includes extensive living accommodation together with four very good-sized bedrooms overhead.

The location of this wonderful residence would be difficult to better! No. 27 is within walking distance of a host of amenities to include good schools, churches, shops, sporting clubs and a mere 10 minute drive from Cork City centre.

Semi-Detached**4 BED—2 BATH
158 sqm (1700 sq.ft)****Viewings Strictly By Appointment****Agent: Brian Olden
Phone: 087 221 1174**

Accommodation

Ground Floor

Entrance Hallway

With polished timber floor, timber panelled walls.

Living Room (4.9m x 3.5m)

With carpet floor covering, ornate marble fireplace with timber mantle, Ceiling cornicing and ceiling rose. Interconnecting sliding doors to dining room.

Dining Room (3.7m x 3.5m)

With carpet floor covering, ceiling rose, ceiling cornicing.

Kitchen (3.6m x 4.7m)

With floor and eye-level fitted units, tiled floor.

Shower room

With W.C., wash hand basin and shower.

Office (2.3m x 4.0m)

Carpet floor covering. Separate door to outside

First Floor

Bedroom 1 (4.9m x 3.5m)

With full length built-in robe units incorporating dresser, carpet floor covering, views over front garden.

Bedroom 2 (3.6m x 3.5m)

With carpet floor covering overlooking rear garden. Full-length built-in robe unit.

Bedroom 3 (4.0m x 2.6m)

With carpet floor covering full length built-in robe units, fitted shelving, dresser.

Bathroom (2.7m x 2.5m)

With carpet floor covering, Bath, W.C. and wash hand basin, tiled walls.

Bedroom 4 (3.7m x 3.1m)

With carpet floor covering, full length built-in robe units, fitted shelving and storage cupboards.

Features

- ◆ Oil fired central heating
- ◆ Well proportioned accommodation
- ◆ Mature lawned gardens
- ◆ PVC double glazed windows

