

For Sale by Private Treaty**“Saint Maria”, 11 Lower Pouladuff Road, Cork T12W1W5**

A wonderful opportunity to acquire this 3 bedroom semi-detached in an extremely sought after and desirable location near Cork City.

No. 11 has immense potential as a substantial family home with wonderful large gardens.

The accommodation comprises an entrance hallway, 2 reception rooms, kitchen, 3 bedrooms and a bathroom.

This is a quiet and mature residential area yet enjoying an ideal location, close to N40 road, schools, shops, churches as well as being immediate to bus stops, it is within walking distance to the Lough, UCC, CUH and Cork city centre.

**Semi-Detached
3 BED—1 BATH
82 m2 (882 ft2)**



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

Viewings Strictly By Appointment

Accommodation

Ground Floor

Entrance Hallway

Living Room (4.3m X 3.6m)

Kitchen (2.9m X 2.3m)

TV Room / Office (3.4m X 3.8m)

Features

- > Entrance porch
- > Large rear garden
- > Front and side garden
- > Parking for 2/3 cars
- > Gas fired central heating

First Floor

Bedroom 1 (2.5m X 2.5m)

Bedroom 2 (3.4m x 2.4m)

Bedroom 3 (2.6m X 4.2m)

Bathroom (2.6m X 1.8m)

Solicitor

Mortimer Kelleher
Foley Turnbull Solicitors LLP
Joyce House, Barrack Square,
Ballincollig, Co. Cork



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