

**For Sale by Private Treaty****43 Ros Ard, Upper Glanmire, Co Cork T23 PF6W****DETACHED****4 BED - 3 BATH****1,839.ft. (170.81sqm.)**

Ros Ard is an attractive mature development located just 5km approx. to Ballyvolane Shopping Centre.

No.43 is situated at the end of a cul de sac overlooking a green area and the rolling fields beyond.

Accommodation is plentiful and in great condition comprising two reception rooms, four bedrooms and an attic space offering great space for a growing family.

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

**Viewings Strictly By Appointment**

## Accommodation

### Entrance Hall

With solid oak flooring.

### Guest WC

With toilet and feature glass wash hand basin.

### Lounge Room (5.1m x 3.6m)

With carpet floor covering (wood flooring underneath) Attractive marble fireplace with open fire.

### Kitchen/Dining Room (3.3m x 5.8m)

with tiled floor covering, well fitted eye and floor level kitchen units incorporating integrated dish-washer and fridge freezer, electric double oven and hob. Double doors to outside decking area and rear garden.

### Utility Room

with door to rear, plumbed for washing machine.

### Family Room (3.4m x 3.2m)

Solid Oak flooring.

## First Floor

### Bedroom 1 (2.9m x 3.6m)

Fitted wardrobes. Carpet floor covering.

### Ensuite

Tiled with wc, whb and shower.

### Bedroom 2 (2.9m x 3.9m)

Double Room with fitted wardrobes and carpet floor covering.

### Bedroom 3 (2.6m x 3.9m)

Double room with fitted wardrobes and carpet floor covering.

### Bedroom 4 (2.7m x 2.4m)

Single room, currently in use as a home office, with fitted wardrobes and carpet floor covering.

### Bathroom

Tiled with bath, wc and wash hand basin

### Attic Room 1 (2.8m x 3.5m)

With laminate floor covering, velux window.

Presently in use as a dressing room.

### Attic Room 2 (5.2m x 3.5m)

With laminate floor covering, two velux windows. Presently in use as a gym and sitting room.

## Features

- > Gas fired central heating
- > Double glazed PVC windows.
- > High quality fixtures and fittings all included in the sale.



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