

16 Inchvale Close, Shamrock Lawn, Douglas, Cork T12 W9T3



A lovely bright three bedroom semi-detached house in a most convenient and sought after location in Douglas.

Shamrock Lawn is within striking distance of all shops, schools, regular bus routes and all major road networks. Inchvale Close is a small enclave of similar houses overlooking a central green area with mature trees.

No.16 Inchvale Close is well laid out and in good condition but decoratively it is in need of modernisation allowing an ideal opportunity for those wishing to put their own stamp on a home.

Accommodation briefly comprises two reception rooms, kitchen, utility, three bedrooms, a bathroom with separate wc and a garage.

**SEMI DETACHED
3 BED, 1 BATH**

**996 sq.ft.
(92.5sq.m.)**



**Agent: Suzanne Tyrrell
Phone: 086 6079200**

Viewings Strictly By Appointment With Sole Agency

Accommodation

Entrance porch

Entrance Hall with carpet floor covering

Lounge Room 13' 8" X 10' 7"

with gas fire fitted and tiled surround. Fitted shelving units. Carpet floor covering. Double doors to dining room.

Kitchen Area 12' 10" X 12' 5"

with vinyl floor covering. Kitchen units fitted to floor and eye level.

Dining Room 12' 10" X 8' 3"

with open fire and tiled surround. Carpet floor covering. Fitted shelving/display units

Utility Room Steps down from kitchen. Plumbed for washing machines. Belfast sink. WC. Door to rear garden.

Garage Accessed from utility area 14'7"x7'8"

First Floor

Bedroom 1 12' 10" X 12' 8"

Double bedroom with fitted robes and shelving unit

Bedroom 2 10' 7" X 10' 5"

Double bedroom with fitted robe

Bedroom 3 7' 6" X 10' 3"

Single bedroom with robe over stair

Bathroom 5' 0" X 5' 7"

with bath and shower over, wash hand basin.

Separate WC 3' 0" X 2' 9"

Hotpress Shelved for storage

Features

- > PVC double glazed windows
- > Gas fired central heating
- > Ample front and rear gardens
- > West facing rear garden.
- > Site size 230sqm. approx.

