

For Sale by Private Treaty

**172 Greenhills Court, South Douglas Road, Cork T12 W8WY**



172 Greenhills is a lovely 3 bedroom semi-detached property which has been extended on the ground floor and enjoys a south facing rear. The property itself is in good condition throughout and has an abundance of Ground floor space. An ideal first-time purchase or family home.

Greenhills is conveniently located within walking distance to Tramore Valley Park whilst also being ideally situated only a five-minute commute from Douglas village or the city centre. To front of the estate there are a number of bus routes connecting Greenhills Estate to the City Centre and Douglas Village.

**SEMI-DETACHED HOUSE**  
**3 BED - 1 BATH**  
**103 sqm (1,109 sqft)**



Agent: John Corbett  
Phone: 087 946 7201

**Viewings Strictly By Appointment**



## Accommodation

### Ground Floor

#### Entrance porch

Tiled flooring, one central light

#### Hallway 4.81m x 1.84m

Timber flooring, access to stairwell, storage under stairs, one radiator

#### Living Room 4.54m x 4.30m

Carpet flooring, feature fire place with iron surround, one radiator, sliding patio doors lead to rear



#### Lounge 4.81m x 2.58m

Timber flooring, double doors lead to kitchen/diner

#### Kitchen/Diner 5.08m x 3.82m

Range of fitted kitchen units with extra shelving units, contrasting timber countertop, stainless steel sink, tiled flooring, door leads to rear



### First Floor

#### Bedroom 1 4.58 x 2.60m

Carpet flooring, fitted wardrobes, one radiator

#### Bedroom 2 4.58m x 2.61m

Carpet flooring, fitted wardrobes, one radiator

#### Bedroom 3 3.43m x 1.83m

Carpet flooring, fitted wardrobes, one radiator

#### Bathroom 1.90m x 1.80m

Tiled walls and floors, white wash hand basic, wc, walk in electric shower



### Features

- ◇ Gas Fired Central Heating
- ◇ South Facing Back Garden
- ◇ Good condition throughout
- ◇ Extended to rear
- ◇ Ideal first-time purchase



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