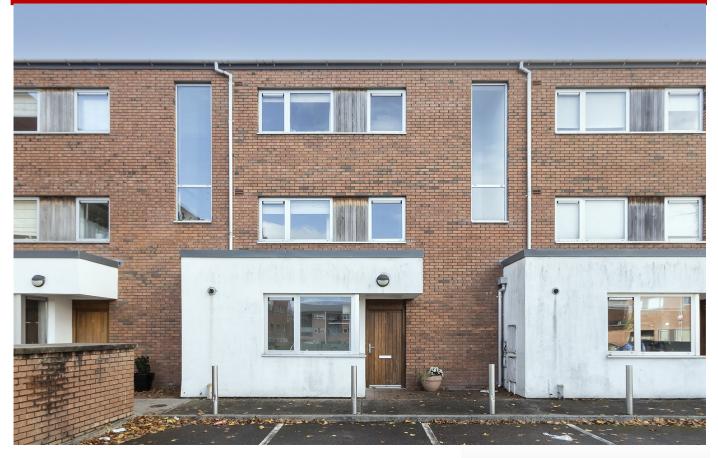




> www.cohalandowning.ie

For Sale by Private Treaty

2 Elderwood Close, Boreenamana Road, Cork T12RYD0



A most spacious and bright 4 bed mid terraced townhouse in the very well located development on Boreenamanna Road.

No. 2 comprises a well proportioned 3 storey house with an excellent west facing rear garden. There is excellent living accommodation together with 4 good bedrooms overhead.

The location is second to none with a wealth of good schools, shops and sporting clubs etc in the immediate vicinity.

There is also good access to the city link road and a mere 5 minute drive and to the to the City Centre.

The property also has the benefit of 2 designated car parking spaces.

MID TERRACE TOWNHOUSE 4 BED—3 BATH 1,464sq.ft. (136Sq.m.)



Agent:Brian OldenPhone:0872211174

Viewings Strictly By Appointment

ACCOMMODATION

Entrance Hallway Laminate Flooring. Under stairs cupboard.

Kitchen (3.5m X3.1m) Vinyl floor, plumbed for washing machine and dishwasher, tiled splashback.

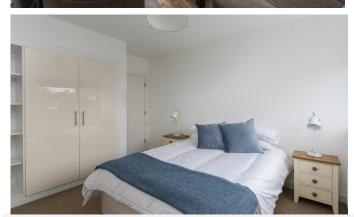
Dining Room (4.1m X 3.4m) Laminate flooring, patio door.

(3.5m X 4.1m)

Lounge Patio sliding door.

Guest W.C Laminate flooring, W.C., wash hand basin.





First Floor

Bedroom 1 (3.4m X 2.7m) Carpet floor covering and fitted robe.

Bedroom 2 (3.4m X 3.4m) Carpet floor covering and fitted robe, (double room).

Bedroom 3 (3.9m X 3.9m) Carpet floor covering and fitted robe.

Bathroom Vinyl floor, part tiled walls, W.C., wash hand basin, bath

Top Floor Master Bedroom (4.7m X 3.5m) Large room with carpet floor covering and fitted robe.

Ensuite/Dressing Area (3.6m X 1.6m) W.C., wash hand basin, shower and dressing area.



Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Messrs. Cohalan Downing has authority to make or give any representation or warranty whatever in relation to the property. LICENCE NO. 001641