

**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 Boreenamana 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 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.)**

**BER C1****Viewings Strictly By Appointment**

**Agent: Brian Olden  
Phone: 0872211174**

## ACCOMMODATION

### Entrance Hallway

Laminate Flooring.  
Under stairs cupboard.

### Kitchen (3.5m X 3.1m)

Vinyl floor, plumbed for washing machine and dishwasher, tiled splashback.

### Dining Room (4.1m X 3.4m)

Laminate flooring, patio door.

### Lounge (3.5m X 4.1m)

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.

