

For Sale by Private Treaty

**20 THE AVENUE, ARD PATRICK, LADYSWELL, CORK, CORK CITY**



A most impressive 3-bedroom residence situated in this prime location just above St. Patricks Hill and within rambling distance of Cork city centre.

Generous living and bedroom accommodation is spread out in an innovative and quirky design that maximises the city views and the elevated position. Given its proximity to large employers such as Apple, the Revenue, as well as the new office blocks of Penrose Dock & Horgan's Quay this would make an ideal first time purchase

The house is in turnkey condition; just awaits the personality stamp of its new occupants.

**Townhouse**

**3 BED - 3 BATH**

**110 sqm (1,184 sqft)**



**Agent: Jackie Cohalan**  
**Phone: 087 642 7555**

**Agent: John Corbett**  
**Phone: 087 946 7201**

**Viewings Strictly By Appointment**

## Accommodation

### Ground Floor

#### Entrance Hall

Tiled flooring, door to hot press

#### Guest WC

With toilet and wash hand basin.

#### Kitchen

Range of fitted kitchen units with built in gas hob and cooker, stainless steel sink, breakfast bar and tiled flooring

#### Living Room

Timber flooring, gas insert fire with timber surround, sliding doors to rear



### First Floor

#### Bedroom 1

Laminate flooring

#### Bedroom 2

Laminate flooring, built in wardrobes

#### Main Bathroom

Bath with shower over, wc wash hand basin and tiled flooring



### Second Floor

#### Bedroom 3

Laminate flooring, built in wardrobes, sliding patio door leads to balcony with stunning views over cork city

#### Bathroom

WC, wash hand basin, walk in shower and tiled flooring



### Outside

- > Parking for up to two cars over cobble-lock driveway
- > Overlooking green area to front

### Features

- > Stunning views over city centre
- > Ideal first time purchase
- > Walking distance of city centre
- > Gas fired central heating



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