



# 22 The Drive, Harbour Heights, Passage West, Cork



No.22 is located along a short avenue within the attractive Harbour Heights development.

This three-bedroom townhouse boasts generous sized rooms with an abundance of light throughout the ground floor from ts large windows.

Constructed circa 2007, No.22 was a former showhouse for the development so boasts some interior extras such as bespoke window dressings and light fittings.

SEMI DETACHED 3 BED, 3 BATH

1,030 sq.ft. (95sq.m.)



Agent: Suzanne Tyrrell Phone: 086 6079200

#### **ACCOMMODATION**

#### **Entrance Hall**

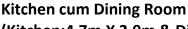
Wood flooring.

## Lounge

(3.5m X 4.5m)

Good sized room with a large window, carpet floor covering, open fire with stone effect surround and Granite insert.

**Guest W.C.** Tiled throughout with w.c. and wash hand basin.



(Kitchen: 4.7m X 2.9m & Dining: 2.4m X 2.3)

L-shaped room with tiled floor and extensive glazing with French doors to rear garden.

Shaker style fitted kitchen with granite worktop, fridge freezer, dishwasher, washing machine, gas hob and single oven. Recessed spot lights.



Attractive bedroom with carpet floor covering, extensive fitted wardrobe. **En-suite:** Electric shower, w.c. and wash hand basin.

#### Bedroom 2 (2.3m X 3.7m)

Generous double bedroom with carpet floor covering and a two door wardrobe

## **Bathroom**

Tiled floor, tiled walls, bath with electric shower over, W.C., wash hand basin.

Bedroom 3 (2.2m X 3.2m)

Single bedroom with carpet floor covering.

Hot Press Shelved for storage

Stira to Attic Floored for storage

## **Features**

> 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