

For Sale by Private Treaty

**23 Skehard Lawn, Skehard Road, Cork T12 T67N**



A most spacious and bright 3 bed detached property located in an ideal setting.

No. 23 comprises a well proportioned 2 storey house in excellent condition with a small conservatory extension to the rear and an attractive rear garden .

This property occupies a most convenient location, close to all essential amenities and facilities including schools, shops, church, bus routes etc. The nearby Link Road Networks allows for an easy, short commute to Douglas, Mahon Point and is also close to Cork city centre.

**DETACHED  
3BED—3 BATH  
1,184q.ft. (110Sq.m.)**



**Viewings Strictly By Appointment**

**Agent: Brian Olden  
Phone: 0872211174**

## ACCOMMODATION

### Entrance Hallway

With laminate floor covering.

### Sitting Room (4.7m X 3.3m)

Laminate floor covering. Gas coal effect fire.

### Downstairs wc (off the entrance hallway)

With w/c and wash hand basin

### Kitchen (4.5m x 2.4m)

With laminate floor covering and eye level fitted units, integrated oven and hob, door to rear garden.

### Dining Area (3.8m X 3.0m )

With laminate floor covering, sliding door to Conservatory

### Conservatory (3.4m x 2.7m)

With tiled floor and door to rear garden

## First Floor

### Main Bathroom (2.5m x 1.9m)

With w/c, whb, bath with shower over, bidet, tiled floor, partly tiled walls.

### Bedroom 1 (4.8m x 3.3m)

With carpet floor covering, full length built in robe units

### Ensuite

with w/c wash hand basin and shower.

### Bedroom 2 (3.7m x 3.2m)

With carpet floor covering and wash hand Basin

### Bedroom 3 (2.7m x 2.0m)

With carpet floor covering

## FEATURES

- > Driveway and parking area
- > Attractive rear garden
- > Side entrance
- > Gas fired central Heating
- > PVC double glazed windows
- > Excellent decorative order
- > Fully alarmed



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