

**23 St. Josephs Lawn, Bishopstown, Cork T12 V6PX**

No. 23 is a 4 bedroom semi detached house located in a cul de sac just off Hawkes Road.

No. 23 was designed by Sam Stephenson, Architect, in the 1950's.

The location here is paramount being positioned in one of Cork's most mature well-established suburbs.

The property enjoys close proximity to Cork City a host of schools, shops and sporting clubs etc.

The property itself arrives to the market in good condition but would benefit from modernisation throughout.

**SEMI-DETACHED****4 BED—2 BATH****1,591sq.ft. (148sq.m.)**

Agent: **Brian Olden**  
Phone: **0872211174**

**Viewings Strictly By Appointment**



## ACCOMMODATION

### Entrance Porch

With tiled floor

### Entrance Hall (3.0m X 4.7m)

Polished Oak floor

### Guest Toilet (off Hall)

W.C. wash hand basin.

### Living Room (7.6m X 3.9m)

Polished Oak floor, open fireplace with marble surround.

### Dining Room (5.2m X 3.9m)

Polished Oak floor, sliding door to Office/Playroom.

### Office/Playroom (3.6m X 3.0m)

Polished timber floor and door to rear garden.

### Kitchen (2.1m X 5.5m)

Floor and eye level fitted units, Belfast sink, door to rear garden.

## First Floor

### Bedroom 1 (2.6m X 3.0m)

Polished Oak floor.

### Bedroom 2 (3.9m X 3.8m)

Polished Oak floor and full-length built-in robe units.

### Bathroom (2.0m X 2.4m)

Cork tiled floor, W.C., wash hand basin, shower and bidet.

### Bedroom 3 (3.9m X 3.8m)

Polished Oak floor incorporating full-length built-in robe units.

### Bedroom 4 (2.7m X 3.0m)

Polished Oak floor.

### Garage (3.2m x 4.5m)

Double doors to front and door to rear garden.

## Features

- > PVC double glazed windows throughout
- > Magnificent polished Oak floors
- > Driveway and paring area to the front
- > South facing rear garden
- > Gas fired central heating



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