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# For Sale by Private Treaty

# 28 Loughmahon, Mahon, Cork T12 E72N



A fantastically located three bed townhouse convenient to schools, shops, bus routes to name a few. Loughmahon Road is a well-established residential area of Mahon.

No. 28 has been extended and renovated over many years by its owners to best serve their busy family life. Accommodation comprises two reception rooms, kitchen cum dining room, utility, two toilets and three bedrooms.

It is now ready for its new owners to put their own stamp on it as well as undertaking a few minor upgrades. Townhouse 3 BED—2 BATH 102sqm (1,104sqft)



Agent:Suzanne TyrrellPhone:086 6079200

#### Accommodation

# **Ground Floor**

**Entrance Hall** With tiled floor

Lounge Room (3.0m x 4.7m) With laminate floor covering, large timber fire surround and open fire

#### **Cloak cupboard**

(3.2m x 5.0m) Kitchen cum dining room With tiled floor and kitchen splash back. Eye and floor level units with gas cooking and unit suitable for American style fridge/freezer

#### Utility room

Shelved for storage and plumbing available for washings machines

**Guest WC** With toilet and wash hand basin

**Family room** (5.6m x 4.7m) With timber floor covering, vaulted ceiling and feature brick wall. Double doors to enclosed rear patio area with artificial grass

## **First Floor**

Bedroom 1	(2.7m x 3.6m)
Double room with extension	ve fitted wardrobes

Bedroom 2	(3.1m x 3.2m)
Double room	
Bedroom 3	(2.2m x 2.7m)

Shower room (1.7m x 2.2m) Tiled floor to ceiling. Large shower with electric shower, wash hand basin and wc

## **Features**

Single room

- Folding attic stairs to attic. \*
- Gas Fired Central Heating
- PVC Double Glazed windows

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