

For Sale by Private Treaty**3 Somerton Road, Ballinlough, CORK T12W2R8**

3 Somerton Road may be in need of renovation and upgrade but it is brimming with potential! Don't let the project nature of the property deter you; it is well located with an abundance of external space.

Inside the original layout remains with two good reception rooms and a kitchenette on the ground floor and two double bedrooms, a single room and a bathroom on the first floor.

The rear garden faces north yet still gets good light and sunshine in the evenings.

Somerton Road lies in the heart of Ballinlough, a well serviced part of Cork city and is within walking distance of multiple amenities such as schools, sports facilities and parks.

Semi Detached
3 BED—1 BATH
83.18sqm (895.31sqft)

**Viewings Strictly By Appointment**

Agent: Jackie Cohalan
Phone: 0872211174

Accommodation

Ground Floor

Lounge Room 3.48m x 3.82m

Incorporating a fireplace. With fitted carpet.



Dining Room 3.72m x 3.60m

Incorporating a fireplace. With fitted carpet.



Kitchen 2.70m x 2.32m

With Stainless steel sink.



First Floor

Bedroom 1 3.76m x 3.47m

Plenty of storage with built in wardrobes along the length of one wall and carpeted.



Bedroom 2 3.54m x 3.47m

With fitted carpet.

Bedroom 3 2.23m x 2.30m

With fitted carpet.

Bathroom 2.36m x 2.28m

Features

- ◆ Rear Garden, low maintenance laid to lawn and surrounded by hedges for privacy.
- ◆ Front garden suitable for off street parking.
- ◆ Outdoor storage shed



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