

For Sale by Private Treaty**ARDLEEN, 39 WILTON GARDENS, WILTON ROAD, CORK T12 TYX0**

A fantastic opportunity to acquire a substantial five bedroom semi-detached house, perfectly situated in a sought after neighbourhood, boasting tremendous potential for an ever growing family.

The property offers generous living accommodation throughout and has the benefit of a garage attached which could be converted in to living accommodation subject to planning while the rear boasts a West facing aspect which is not overlooked.

Wilton Gardens is conveniently located within walking distance of excellent primary and secondary schools, University College Cork and Munster Institute of Technology, and all conveniences such as shopping centres, sports clubs and is on a well serviced bus route.

**SEMI-DETACHED HOUSE
5 BED—3 BATH****135 sqm (1,453 sqft)****BER E1****Garage:
35sqm (377 sqft)****Agent: Brian Olden
Phone: 087 221 1174****Viewings Strictly By Appointment**

Accommodation

Ground Floor

Hallway 4.2m x 2.2m

Carpet floor covering.

Living Room 4.0m x 3.7m

Carpet floor covering, feature fireplace with tiled surround.

Kitchen/Dining Area 6.0m x 5.7m

Floor and eye level fitted units, plumbed for washing machine, vinyl flooring.

Lounge 4.0m x 3.7m

Carpet floor covering,, built in shelving units, feature fireplace with tiled surround.

WC 2.0m x 2.0m

WC, wash hand basin, walk -in shower, tiled flooring.

Garage

Roller door with access to rear garden.

First Floor

Bedroom 1 4.1m x 4.0m

Carpet floor covering, built in wardrobes with vanity area.

Bedroom 2 3.7m x 3.7m

Carpet floor covering, built in shelving units.

Bedroom 3 3.5m x 3.5m

Carpet floor covering, wash hand basin.

Bedroom 4 3.6m x 3.0m

Carpet floor covering.

Bedroom 5 2.8m x 2.7m

Carpet floor covering.

Bathroom 2.6m x 2.3m

WC, wash hand basin, bath with shower, vinyl flooring.

WC 2.6m x 1.0m

WC, wash hand basin, walk in shower, vinyl flooring.

Features:

- > Gas fired central heating
- > West facing rear garden
- > Walking distance of all amenities, UCC within 10 minutes
- > Large garage
- > Ideal family home
- > Generous living accommodation throughout



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