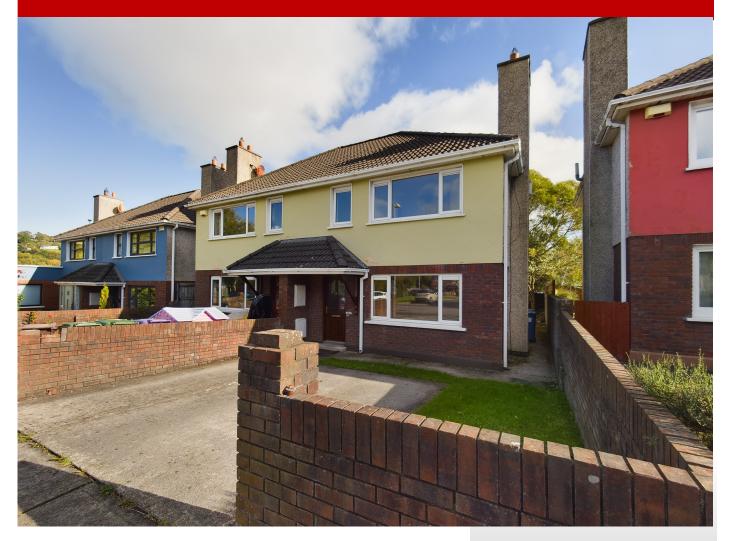




> www.cohalandowning.ie

For Sale by Private Treaty

4 BIRCHGROVE, MONAHAN ROAD, CORK T12 ACC1



Cohalan Downing are delighted to present 4 Birchgrove a spacious three-bedroom semi-detached residence located within walking distance of the city centre and has Pairc ui Chaoimh on its doorstep. The property is in need of modernising and upgrading but will make an ideal first-time purchase or family home

Blackrock is Cork's most highly regarded residential address within easy commuting distance of the city centre together with a host of amenities to include schools, shops, pubs, churches and sporting clubs in the immediate area. SEMI-DETACHED HOUSE 3 BED - 2 BATH 93 sqm (1,000 sqft)

BER E2

Agent: Brian Olden Phone: 087 221 1174

Viewings Strictly By Appointment

Accommodation

Ground Floor

Hallway4.5m x 1.8mTimber floor covering, storage under stairs

Living room4.5m x 3.5mOpen fireplace with timber surround

Kitchen/Diner 5.6m x 2.5m Range of fitted kitchen appliances, integrated oven and induction hob, plumbed for washing machine, tiled floor covering, door to rear

Lounge3.3m x 2.8mTimber floor covering, sliding doors to rear

Guest WC1.7m x 1.0mWash hand basin, WC

First Floor

Master Bedroom3.4m x 3.1mTimber floor covering, built in wardrobes

Ensuite Tiled wall & floor, wash hand basin, WC, walk in shower

Bedroom 23.6m x 2.8mTimber floor covering, built in wardrobes

Bedroom 3 2.5m x 2.5m Timber floor covering

Bathroom2.0m x 1.9mTiled wall and floor, WC, wash hand basin, bath,
and shower

Features

- Gas fired central heating
- Walking distance of City Centre
- Sought after location
- East facing Rear Garden
- Off street parking

Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not

(ii) no person in the employment of Messrs. Cohalan Downing has authority to make or give any representation or warranty whatever in relation to the property.
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