

**For Sale by Private Treaty****44 Lake Lawn, Well Road, Cork T12 R8EX**

Cohalan Dowling are delighted to present to the market this 3-bedroom semi-detached property with garage attached and well maintained front and rear gardens. The property is in good condition throughout and would make an ideal family home. The new owners will also have ample room for expansion to the rear and side.

Lake Lawn is located in a mature and private quite cul de sac just off the Well Road. Ballinlough is just minutes from the City Centre and within easy reach of Douglas Village with its host of amenities. The area has an abundance of excellent schools, shops and sporting clubs etc.

Viewing is highly recommended

**Viewings Strictly By Appointment****SEMI-DETACHED HOUSE  
3 BED—2 BATH  
105 sqm (1,130 sqft)****Agent: Brian Olden  
Phone: 087 221 1174**



## Accommodation

### Ground Floor

#### Entrance Hall

4.7m x 2.2m

Polished wood floor  
Stairwell to first floor

#### Living Room

4.2m x 3.6m

Window overlooking front garden  
Carpet floor covering  
Open fireplace with tiled surround

#### Dining Room

3.7m x 3.0m

Window overlooking rear garden  
Carpet floor covering  
Open fireplace with tiled surround

#### Kitchen/Diner

4.1m x 2.6m

Floor and eye level fitted kitchen units  
Walk in larder area  
Plumbed for automatic machines  
Door to back garden

#### Guest WC

Tiled floor  
With wc and wash hand basin

### First Floor

#### Master Bedroom

3.6m x 3.5m

Carpet floor covering  
Fitted wardrobes

#### Bedroom 2

4.0m x 3.0m

Carpet floor covering  
Fitted wardrobes

#### Bedroom 3

3.3m x 2.4m

Carpet floor covering  
Fitted wardrobes

#### Main Bathroom

2.3m x 1.7m

Tiled floor and walls  
With wc, wash hand basin and large walk-in shower

#### Garage

Access from front and rear

### Features

- \* Located in quite cul de sac
- \* Mature front and rear gardens
- \* Good condition throughout
- \* Ample room for expansion
- \* Gas Fired Central Heating



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