

**64 Friars Walk, Cork T12 H9RX**



“Never judge a book by its cover” for in the case of No.64 Friars Walk, don’t think from the roadside that this is a small property! Ideally suited as either a city home or an investment opportunity, this property has to be viewed to be fully appreciated.

No. 64 comprises a well laid out and extended two bedroom home offering spacious accommodation in a most convenient location.

Friars Walk is close to schools, shops, cafés etc, the city centre is within a 15 minute walk and The Lough wildlife sanctuary is just a 10 minute walk. Also within easy reach of the South Link Road system.

To the rear of the property is a pleasant raised garden, not overlooked and with an ideal westerly aspect.

**Viewings Strictly By Appointment With Sole Agency**

**TERRACED TOWNHOUSE  
2 BED, 2 BATH**

**790 sq.ft.  
(73.38sq.m.)**



**Agent: Suzanne Tyrrell  
Phone: 086 6079200**

## ACCOMMODATION

### Ground Floor

#### Entrance Hall

Front door opens into a narrow entrance hall with carpet floor covering.

#### Bedroom 1 2.8 x 4.8m

Double bedroom with carpet floor covering and a wardrobe area.

#### Bathroom

Tiled floor to ceiling, with wc, wash hand basin and bath with electric shower over.

#### Kitchen cum dining room 4.1m x 5.37m

Large room with tiled floor covering and L-shaped fitted kitchen incorporating plumbing for washing machine/dryer, dishwasher and electric cooking. Glazed French doors open into the rear garden area.



### First Floor

Polished timber stairs lead to the first floor bedroom. Under eaves storage is available at this level.

#### Bedroom 2 3.8 x 3.1m

Double bedroom with polished timber floor. Fitted wardrobe.

*En-suite* with wc and wash hand basin.

#### Features

- > Gas fired central heating
- > PVC double glazed windows
- > Enclosed west facing rear garden
- > On street parking only  
(residents permit available on request)
- > Interior has been recently painted

