

For Sale by Private Treaty**8 Riverside Farm, Model Farm Road, Cork T12 Y33P**

No. 8 is a family home of real quality with well-proportioned living accommodation and excellent bedroom accommodation over two floors.

There is a bright and airy atmosphere throughout the house and the entire has been well maintained by its present owners.

Location wise this property is ideally situated within easy reach of schools, CUH, shops, restaurants and plenty of other amenities, including some excellent sporting clubs.

Riverside Farm is also minutes' drive from the South Ring Road Network and the Jack Lynch Tunnel, which gives access to the country's main arterial routes and to Cork Airport.

**Semi Detached
4 BED—3 BATH
1,395sq.ft. (130 sq.m.)**



**Agent: Brian Olden
Phone: 0872211174**

Viewings Strictly By Appointment

ACCOMMODATION

Entrance Hall (5.12m X 2.26m)

Polished timber floor.

Living Room (6.00m X 3.30m)

Polished timber floor and open fireplace with wood burning stove.

Guest W.C. (off Hallway) (1.62m X 1.54m)

W.C., wash hand basin.

Laundry Room (1.84m X 1.54m)

Kitchen/ Dining Area (6.2m X 4.78m)

Floor and eye level fitted units with integrated appliances. French doors off dining area to rear garden.

First Floor

Bedroom 1 (4.66m X 3.24m)

Carpet floor covering.

Ensuite (2.0m X 1.85m)

Tiled floor, partly tiled walls, W.C., wash hand basin, heated towel rail and corner shower.

Bedroom 2 (3.81m X 2.84m)

(max measurement)

Carpet floor covering.

Bathroom (2.09m X 1.69m)

Tiled floor, partly tiled walls, W.C., wash hand basin, bath with shower over.

Bedroom 3 (4.04m X 2.92m)

Carpet floor covering.

Bedroom 4 (3.18m X 2.76m)

Carpet floor covering.

Outside

- > BBQ and patio area
- > Outside garden shed
- > Side entrance
- > Paved driveway for parking

Features

- > Air to water heating system
- > Fully alarmed
- > Stira to attic
- > Immaculate condition



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