

**For Sale by Private Treaty**

**Journeys End, 86 Father Dominic Road, Ballyphehane, Cork, T12 D7W7**



Journey's End is a beautiful 3 Bedroom Semi-Detached residence located on a corner site which has been extended to include an attic conversion. The prospective purchaser may in time extend as there is ample room for expansion. The property also enjoys a south facing rear with garage which is plumbed for a WC.

This location is second to none, a mere five-minute drive or 15-minute walk from the City Centre. The area has an abundance of excellent schools, shops, and sporting amenities etc. in the immediate vicinity. There is also access to an excellent regular bus service.

**Semi-Detached House  
3 BED - 1 BATH  
103 sqm (1,108 sqft)**

**BER C2**

**Agent: John Corbett  
Phone: 087 946 7201**

**Viewings Strictly By Appointment**

## Accommodation

### Ground Floor

**Entrance Porch** 3.5m x 1.0m

Laminate flooring, centre light

**Hallway** 3.4m x 1.8m

Timber flooring, centre light, radiator, under stairs storage, access to stairwell

**Kitchen/Dining** 5.3m x 3.8m

A range of newly fitted kitchen units, grey ceramic splashback tiles, plumbed for washing machine, tiled flooring, radiator, sliding patio doors to rear

**Living room** 5.4m x 2.7m

Timber flooring, radiator, feature fireplace with timber surround

**Master bedroom** 3.5m x 3.4m

Timber flooring, radiator

### First Floor

**Bedroom 2** 3.8m x 3.0m

Timber flooring, built in wardrobes

**Bedroom 3** 2.9m x 2.7m

Timber flooring, radiator

**Bathroom** 2.4m x 1.6m

Tiled walls and floors, wash hand basin, WC and walk in shower

### Second Floor

**Attic conversion** 4.7m x 2.2m

Timber flooring, 2 Velux windows

### Front

Access can be gained from a front and side entrance, the property has ample room for parking

### Rear

South facing rear, includes a garage plumbed for WC

### Features

Newly fitted kitchen & Gas Boiler

South Facing Rear Garden

Ample Room for expansion

Excellent condition throughout

Ideally located within walking distance of City Centre & The Lough

