

For Sale by Private Treaty

**9 The Maples, Pembroke Wood, Passage West, Cork T12 XF6Y**



9 The Maples is a recently refurbished and upgraded detached bungalow on a corner site of a cul-de-sac park.

Situated just yards from a bus-stop and a few minutes' walk from Aldi, a pharmacy and coffee shop, this is a great starter home or would be ideal for a trading-down situation.

The property has been well maintained and is in very good decorative order throughout. Recently a new gas central heating unit was installed.

No. 9 is in a great location with a lot of amenities and services in the immediate vicinity.

**DETACHED BUNGALOW**

**3 BED/1 BATH**

**(82Sqm/883 sqft)**

**BER D2**

**Viewings Strictly By Appointment With Sole Agency**

**Agent:** Suzanne Tyrrell  
**Phone:** 086 607 9200

## ACCOMMODATION

### Entrance Hall

With corniced ceiling

### Living Room (6.25m x 3.68m)

Marble fireplace with gas fired installed. Corniced ceiling. Service hatch through from kitchen.

### Kitchen (3.98m x 2.65m)

With fitted ground unit. Steel sink unit. Plumbed for automatic machines. Breakfast bar, door to rear garden.

### Bedroom 1 (3.6m x 2.44m)

Incorporating gas central heating unit .

*Hotpress in hallway*

### Bathroom (2.6m x 1.81m)

With bath, electric Triton shower, toilet and wash hand basin. Partly tiled walls.

### Bedroom 2 (2.46m x 3.65m)

With built in wardrobe.

### Bedroom 3 (2.48m x 2.67m)

With built in wardrobe

### Features

- > Teak double glazed windows.
- > Gas fired central heating – (new boiler 2 years ago)
- > Alarm

### Outside

- > Gardens front and rear
- > Well fenced, hedged and walled boundaries
- > Drive in space for 2 cars



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