

For Sale by Private Treaty

Adare, 26 Beaumont Crescent, Ballintemple, Cork T12 X8D2



A magnificent 3 bedroomed semi detached family home within this highly sought after residential location

Bright well proportioned accommodation extends to 1,203sqft (112sqm) approx.

“Adare” is a wonderful property offering excellent living and bedroom accommodation with the added advantage of a sizeable workshop/garage and good gardens front and rear.

Beaumont is an excellent location in the heart of Ballintemple with a wealth of amenities on your doorstep to include; clubs, shops, schools and amenity walks etc.

There is also an excellent bus service to the city centre.

**SEMI DETACHED
3BED—2 BATH
1,203q.ft. (112sq.m.)**



**Agent: Brian Olden
Phone: 0872211174**

Viewings Strictly By Appointment

ACCOMMODATION

Entrance porch

Tiled floor with timber panelled walls.

Entrance Hall

Polished timber floor. Under stairs storage.

Guest Toilet (*under stairs*)

W.C. and wash hand basin.

Living room (4.1m X 3.7m)

Carpet floor covering, views over front garden, tiled fireplace with gas coal effect fire.

Dining room (3.8m x 3.5m)

Carpet floor covering and open tiled fireplace.

Kitchen (2.4m X 4.2m)

Polished timber, floor and eye level fitted units, stainless steel sink unit.

Utility (3.8m X 3.2m)

Tiled floor and door to rear garden.

First Floor

Spacious landing

Carpet floor covering

Bedroom 1 (3.8m X 3.6m)

Incorporating full-length built-in robe units carpet floor covering.

Bedroom 2 (4.2m X 3.3m)

Carpet floor covering, views over front garden.

Bedroom 3 (2.5m X 2.5m)

Carpet floor covering.

Main bathroom (2.6m X 2.3m)

Tiled floor, tiled walls, walk in shower, W.C., wash hand basin and incorporating hot press

Outside

Large Detached Garage/Workshop

(13.8m X 2.8m)

Double entrance doors and side entrance from rear garden

Features

- > Parking and driveway to front
- > BBQ & Patio Area
- > PVC double glazed windows
- > Fully alarmed
- > Natural Gas Central Heating
- > Quiet residential road



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