

For Sale by Private Treaty**Beacon Hill, Upper Ardmore, Passage West, CO CORK T12 V04D**

Situated at the top of Church Hill, this delightful, detached home has panoramic views over Passage West and across Lough Mahon.

Built in 1992, this modest, split-level home could remain petite for those seeking to trade down or alternatively evolve into a larger family home as there is plenty of scope within the 0.2 acre to do so.

Whilst this home would benefit from some cosmetic upgrade and modernisation, there is no immediate hurry to do so.

The property is with easy access of Rochestown, Passage West and Monkstown with a host of amenities on its doorstep.

Detached
3 BED—2 BATH
103.34sqm (1112sqft)

BER D2**Viewings Strictly By Appointment**

Agent: Jackie Cohalan
Phone: 087 6427555

Accommodation

Living Room 6.69m x 4.29m

With wood flooring, open fireplace, sliding doors to patio



Kitchen 4.85m x 3.57m

With tiled flooring, eye and floor level units



Bedroom 1 4.23m x 3.25m

Laminate flooring

En-Suite 2.26m x 1.88m

Fully tiled with shower, sink & wc

Bedroom 2 3.81m x 2.37m

Carpet floor covering

Bedroom 3 3.17m x 2.29m

Carpet floor covering



Bathroom 2.75m x 1.87m

Fully tiled with bath, sink & wc



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