

For Sale by Private Treaty

**'Caragh' South Douglas Road Cork T12 VK6E**



Cohalan Downing is delighted to present to the market this substantial 4 bedroom family home located in this secluded spot just off the South Douglas Road.

“Caragh” is in need of modernisation but is a fantastic opportunity to add value and maximise potential of this very fine bungalow. There is also a studio office with its own entrance ideal for those working from home.

Located midway between Douglas village and the city centre and with an abundance of good schools, shops and sporting clubs in the immediate vicinity.

**DETACHED**  
**4 BED—2 BATH**  
**169 sqm (1,819 sqft)**



Agent: **Brian Olden**  
Phone: **087 221 1174**

**Viewings Strictly By Appointment**



## Accommodation

### Ground Floor

#### Entrance Porch

Tiled floor

#### Entrance Hall

Carpet floor covering

#### Sitting Room

(3.8m x 3.8m)

Carpet floor covering

Bay window

Open fireplace



#### Living Room

(7.3m x 3.8m)

Carpet floor covering

Bay window

Open fireplace



#### Kitchen

(4.4m x 3.8m)

Tiled floor

Floor and eye level fitted units

Integrated appliances

Sliding door to rear garden

#### Utility room

(3.7m x 2.7m)

Tiled floor

Floor and eye level fitted units

Door to rear garden

#### Office

(5.6m x 3.1m)

Laid out in 2 x Rooms

Separate entrance

#### Master Bedroom

(3.4m x 3.2m)

Carpet floor covering

Full length robe unit

#### En-Suite

(2.6m x 2.5m)

WC, wash hand basin and shower

Tiled floor and walls

#### Bedroom 2

(3.3m x 3.0m)

Full length robe unit

Sink unit

#### Bedroom 3

(3.3m x 2.2m)

Carpet floor covering

#### Bedroom 4

(3.3m x 2.3m)

Carpet floor covering



#### Main Bathroom

WC, wash hand basin and bath

### Features

- Gas Fired central heating
- West facing patio
- Secluded garden



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