

For Sale by Private Treaty**Clareemlorr, 57 Carriganarra Estate, Ballincollig, Co. Cork P31 R803**

Deceptively simple 3 bedroom semi-detached with excellent potential for extension.

This bright home is in reasonable condition but would benefit from some cosmetic attention. It is quietly situated in a cul-de-sac overlooking a green area with a nicely spaced garden that captures all the evening sun.

There is a generous side entrance which bestows plenty of potential for additional room in due course

**SEMI DETACHED
3 BED - 1 BATH
81.80sqm/879sq ft**

BER C3

Viewings Strictly By Appointment

**Agent: Jackie Cohalan
Phone: 087 642 7555**

ACCOMMODATION

Ground Floor

Entrance Hall	(3.88m X 1.77m)
Living Room	(4.44m X 2.93m)
Kitchen / Dining Area	(3.88m X 4.82m)

First Floor

Bathroom	(2.03m X 1.77m)
Bedroom 1	(3.24m X 2.91m)
Bedroom 2	(3.91m X 2.91m)
Bedroom 3	(2.95m X 2.19m)

