

**For Sale by Private Treaty****DARIEN 10 BEECHWOOD PARK BALLINLOUGH CORK T12 P2E7**

‘Darien’ is a traditional, solid 3 bedroom semidetached home that simply bursts with potential. This long term family home has been well cared for but is ready for the next stage and awaits new energetic owners who understand how to bring out its best. Whilst the house would benefit from some modernisation and upgrade, you could easily occupy it while planning how to renovate at a future date.

Although the house offers good, practical rooms, the highlight here is undoubtedly the large (115 ft long) west facing garden. This sizeable space is level and surprisingly private given the built up nature of the area. In addition, there is a separate detached garage and ample room for parking.

Ballinlough is a much sought after location that is well serviced by public transport. There are excellent schools within walking distance, as well as public parks, sporting amenities and other conveniences.

**Semi Detached  
3 BED—1 BATH  
sqm (sqft)****Agent: Jackie Cohalan  
Phone: 0872211174****Viewings Strictly By Appointment**



## Accommodation

### Ground Floor

#### Lounge Room (3.61m x 2.12m)

Incorporating a period fireplace. With fitted Carpets and wall lights.

#### Dining Room (3.87m x 3.82m)

Incorporating a fireplace. With fitted carpets.

#### Kitchen (3.35m x 3.17m)

With stainless steel sink, and an array of fitted units. Large picture window with views out to the rear garden.

### First Floor

#### Bedroom 1 (3.93m x 3.57m)

Incorporating a wall of fitted cabinets. With fitted carpets.

#### Bedroom 2 (4.09m x 2.8m)

Incorporating a wall of fitted cabinets. With fitted carpets.

#### Bedroom 3 (3.05m x 2.42m)

With fitted carpets.

#### Bathroom (2.25m x 2.23m)

### Features

- ◆ **Rear Garden, low maintenance laid to lawn and surrounded by hedges for privacy.**
- ◆ **Front garden suitable for off street parking.**

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