

For Sale by Private Treaty**ETHELVILLE BALLINLUSKA MYRTLEVILLE CO. CORK P43 NX89**

Despite needing considerable care and attention this semi-detached 2/3 bed detached house is excellently located within walking distance of picturesque Myrtleville beach, a popular year round swimming spot. An abundance of amenities and conveniences are located within 4km at Crosshaven Village and 9km at Carrigaline.

With plenty of scope for extension it is advisable that an engineer and/or builder's opinion on the refurbishment requirements is sought prior to bidding on the property. Please also note that the septic tank is located within an adjoining property under licence. This licence may be terminated with 12 months' notice

Detached
2/3 BED—1 BATH
88.45sqm (951sqft)



Agent: Jackie Cohalan
Phone: 087 642 7555

Viewings Strictly By Appointment

ACCOMMODATION

Ground Floor

Entrance Porch
With stairs to first floor

Living Room (3.72m x 4.01m)
Open beam ceiling, red brick fireplace, storage space under stairs.

Kitchen (3.95m x 2.71m)
With a stainless-steel sink unit and some fitted presses.

Back Hall
With door out to rear garden.

Bedroom/Study (3.76m x 2.51m)

Shower Room (2.89m x 1.49m)
With wash hand basin, shower and W.C.



First Floor

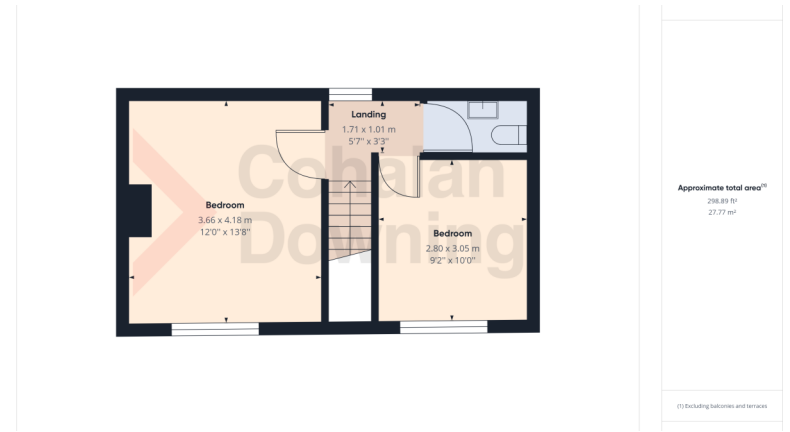
Bedroom (3.63m x 4.19m)

Bedroom (3.06m x 2.83m)

Toilet and wash hand basin

Features:

- Hardwood single glazed windows
- Mains Water
- Septic Tank (not located on the site)



Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they are, give notice that:
(i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract,
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