

For Sale by Private**"Edelweiss", 9 Rosegreen Avenue, Beaumont, Cork T12 NY3Y**

"Edelweiss", 9 Rosegreen Avenue is a well proportioned three-bedroom semi-detached family home with garage.

Ideally located in this sought-after residential area within walking distance of all services and offering easy access to Cork city centre, Mahon Point Shopping Centre, Cork's Marina and all major link roads.

No. 9 stands on a lovely site with a mature west facing garden, (70 feet long), to the rear and spacious driveway to the front.

This bright airy home is well proportioned and has the added benefit of side entrance and garage.

"Edelweiss" is the ideal home with all the benefits of an established location in a quiet setting and is has all amenities nearby including schools, shops, pubs, bus routes etc.

**SEMI DETACHED
3 BED/2BATH
115sqm/1,240sqft**

**Viewings Strictly By Appointment**

**Agent: Brian Olden
Phone: 0872211174**

Accommodation

Entrance Hallway

Carpet floor covering.
Under stairs storage area

Guest W.C.

Whb and W.C.

Lounge (4.5m x 3.7m)

Carpet floor covering, open marble fireplace.

TV Room (2.5m x 4.0m)

Carpet floor covering. Open fireplace with solid timber surround and cast-iron insert, French doors to west facing Sunroom.

Sunroom (4.3m x 3.4m)

Solid timber floor, automatic Velux roof light, French doors to patio and barbeque area and door to Kitchen.

Kitchen (3.6m X 2.7m)

Tiled floor, floor and eye level fitted units, window overlooking rear west facing garden.

First Floor

Landing

Carpet floor covering, pull down Stira to attic.

Bedroom 1 (3.3m X 4.0m)

Full-length built-in robe units incorporating dresser with wash hand basin, window overlooking rear garden.

Bedroom 2 (3.8m X 3.6m)

Carpet floor covering, incorporating full-length built-in robe units.

Bedroom 3 (2.6m X 2.7m)

Carpet floor covering.

Main Bathroom (2.4m X 2.7m)

W.C., wash hand basin, bath with shower attachment over incorporating hot press.

Outside Garage (5.4m X 3.6m)

Up and over door to the front and door to rear garden.

Features

- > Driveway with parking to the front
- > Attached garage
- > West facing rear garden
- > Side entrance
- > Oil fired central heating
- > PVC double-glazed windows

