

For Sale by Private Treaty**Fatima, Spur Hill, Cork T12 AH5R**

A wonderful semi-detached cottage in a fantastic location, just 2km to the Sarsfield Road roundabout but with all the peace and quiet of a rural location.

Fatima is presented in excellent condition with a reception room, kitchen/dining room, two bedrooms and a bathroom.

However, it is the extensive 0.54 acre gardens and the potential for extensions that may be of particular interest to you.

**SEMI DETACHED
BUNGALOW
2 BED—1 BATH
75.84sqm/815sqft**

**Viewings Strictly By Appointment**

Agent: Suzanne Tyrrell
Phone: 086 607 9200

ACCOMMODATION

Entrance Porch and hall

Living room (4.4m x 3.5m)

With solid wood floors, brick surround and stove fitted. Fitted display and TV unit. Door to Kitchen and access to bedrooms

Kitchen / Dining Area (1.4m x 6.2m)

Tiered kitchen with fitted eye and floor level units. Solid wood flooring. Stove fitted to Dining Area.

Part separate storage/pantry area (1.4m x 2.4m)

Door to rear garden

Bedroom 1 (2.7m x 3.2m)

Carpet floor covering

Bathroom (3.2m x 2.1m)

Tiled floor to ceiling. Large corner shower, wc and wash hand basin. Towel rail.

Hot-press fitted with shelving.

Bedroom 2 (4.4m x 2.9m)

Carpet floor covering

Garage with up/over door (21sqm / 229sqft)

FEATURES

- > Oil fired central heating
- > PVC double glazed windows
- > 0.54 acre 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,
(ii) no person in the employment of Messrs. Cohalan Downing has authority to make or give any representation or warranty whatever in relation to the property.
LICENCE NO. 001641