

**For Sale by Private Treaty**

**Heathcliff, Hartland's Avenue, Cork T12 X4K1**



A delightful semi-detached three bed, three reception room house in a wonderful location, meters from Cork Lough and in the heart of the low-key suburb of The Lough with an array of local services, cafes and bars in striking distance.

The property benefits from off street parking and side access to the pleasant enclosed rear garden and patio areas.

There is access to the attic level of the property with two further rooms, available for storage.

**SEMI DETACHED  
3 BED 1 BATH**

**135 sqm/1,453 sqft  
(approx.)**



**Agent: Suzanne Tyrrell  
Phone: 086 607 9200**

**Viewings Strictly By Appointment With Sole Agency**

## ACCOMMODATION

### Entrance Hall

Attractive porch area with tiled floor covering.  
Cloak cupboard under stairs.

### Lounge Room (15' x 10'7")

With carpet floor covering. Open fire with painted timber surround and cast iron insert.

### Family Room (13' x 12'5")

With carpet floor covering, stove with feature stone chimney breast.

### Kitchen/Dining Room (21' 9" x 14")

With tiled floor covering, eye and floor level fitted units incorporating an electric Belling range, plumbed for dishwasher and washing machine, fridge freezer.  
Double doors to rear garden.

### Play Room (10'0" x 9'0")

Open from entrance hall and kitchen. Bathroom accessible from this room. Laminate floor covering

### Bathroom

Tiled floor, with corner bath and electric shower over, wc and wash hand basin.

## First Floor

### Bedroom 1 (12'10" x 11'6")

Fireplace. Carpeted.

### Bedroom 2 (12'2" x 11'2")

Carpeted.

### Bedroom 3 (11' x 7')

Carpeted.

**Shower room** Tiled floor to ceiling with electric shower, wc and wash hand basin

## Attic Level

Open stairs to attic level with two interconnecting rooms, Velux windows.

## Features

- > PVC double glazed windows.
- > Gas fired central heating.
- > Newly painted and decorated throughout.
- > Metal entrance gates and side gate.

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