

For Sale by Private Treaty**"Moselle", Menloe Gardens, Blackrock Road, Cork T12 D6N3**

"Moselle" is a home of real quality located in the prestigious Menloe Gardens. This highly impressive family home extends to 199sqm (2,144sqft) of well proportioned accommodation.

This 5 bedroom detached property enjoys an extremely private west facing rear garden. The entire has a bright and airy atmosphere and is immaculately maintained by its current owners.

Blackrock is a location second to none with a wealth of amenities on its doorsteps to include shops, schools and sporting clubs.

Menloe Gardens is renowned for its peaceful setting together with its large green area and magnificent mature trees.

DETACHED**5 BEDROOMS****2,144sq.ft. (199sq.m.)**

Agent: Brian Olden
Phone: 0872211174

Viewings Strictly By Appointment



Accommodation

Entrance Hallway (1.9m x 3.9m)

With tiled floor

Living room (4.1m x 3.7m)

With polished timber floor, with open fireplace with tiled insert and ornate timber surround, incorporating full-length built-in shelving and feature bay window.

Dining Room (3.1m x 6.6m)

With polished timber floor, with open fireplace with tiled insert and timber surround, feature bay window, French doors with bevelled glass leading in to Lounge.

Lounge (4.4m x 4.1m)

With polished timber floor, with open fireplace with cast-iron insert and timber surround, French doors leading to the conservatory.

Conservatory (2.6m x 3.7m)

With tiled floor and door to rear garden.

Kitchen (3.8m x 4.6m)

With tiled floor, floor and eye level fitted units, incorporating integrated 4 ring gas hob and integrated Electrolux electric oven.
Breakfast counter

Rear hallway with w/c and wash hand basin

First Floor

Landing

Large spacious landing with attic opening

Bedroom 1 (3.1m x 3.9m)

With full-length built-in robe units incorporating dresser, polished timber floor, views over front garden.

Ensuite (1.6m x 1.6m)

With vinyl floor covering, w/c wash hand basin and shower.



Bedroom 2 (2.1m x 2.7m)

With full-length built-in robe units, polished timber floor, views over front garden.

Bedroom 3 (3.5m x 3.4m)

With full-length built-in robe units, polished timber floor, views over front garden.

Bedroom 4 (3.4m x 3.0m)

With full-length built-in robe units incorporating desk, polished timber floor.

Main bathroom (3.3m x 2.1m)

With polished timber floor, w/c wash hand basin, shower and corner bath.

Bedroom 5 (4.2m x 4.3m)

With full-length built-in robe units incorporating dresser, polished timber floor and views over rear garden.

Ensuite (1.6m x 1.5m)

With vinyl floor covering, w/c wash hand basin and shower.

Garage (7.5m x 3.2m)

With up and over garage door and door to rear garden.

Features

- > West facing rear garden
- > Underpinned
- > Gas fired central heating
- > Driveway and parking area to the front
- > Fully alarmed

Solicitor

Ms. Clara Murphy
Murphy Lynam, Courthouse Chambers,
Washington Street, Cork



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