



**FOR SALE**

**4 Laurel Ridge**  
**Shanakiel, Cork. T23 F3PW**



Paul O'Driscoll Auctioneer is delighted to offer for sale this spacious south facing 3 bedroomed end of terrace residence.

Laurel Ridge is a mature residential development within close proximity of the City Centre, Sundays Well and UCC. The property is a short walk to Hollyhill Industrial Park (home to Apple Inc). As the property is in the front row it has superb view of the entire city.

This lovely home is in very good condition throughout.

## **ACCOMMODATION**

**Entrance Porch** 2'4" x 5'3"

Sliding patio door. Tiled floor and solid teak door leading to;

**Entrance Hall** 5'8" x 11"

Laminated timber floor, radiator, Stairs and landing carpeted.

**Sitting Room** 10' 9" x 13'4"

Laminated Timber floor, window, fireplace and radiator.

### **Kitchen/ Dining Room**

**Dining Area:** 8'7" x 11'3"

Laminated timber floor, radiator, sliding patio to the rear garden. Archway to kitchen area.

**Kitchen** 11'6" x 8'7"

Fully fitted wall and floor units. Tiled Floor and splashback. Radiator. Plumbed for washing machine.

**Upstairs:** Spacious landing and Hot press. Carpeted.

**Bedroom 1** 10'8" x 14'4"

Carpet, Radiator and 1 window.

**Bedroom 2** 10'8" x 10'8"

Carpet, Radiator and 1 Window.

**Bedroom 3** 10'6 x 9'5

Carpet, Radiator and 1 window

**Bathroom** 6' x 6'2"

Fully tiled walls and floor. 3 piece bathroom suite. Electric Shower over bath. Radiator. 1 window.

### OUTSIDE;

Spacious rear garden with patio area and timber garden shed. Side entrance. Front garden is fully enclosed with hedge rows and tarmacadam's driveway. Pair of Timber gates.

### SERVICES:

All mains and Oil-Fired central heating.

### FEATURES

- Off Street parking
- South facing
- Unspoilt views over the city of Cork
- PVC windows and doors

### VIEWINGS

Viewing of this home comes highly recommended and is strictly by prior appointment. Please contact Paul O'Driscoll for to arrange a viewing.


SALE PRICE €235,000

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