



**No. 3 Balmoral Terrace, Old Youghal Road,**  
**Cork T23 N7F4**



Paul O'Driscoll Auctioneers are delighted to bring to the market this well located 3 bedroomed two storey residence. The property is a mid-terrace with large rear garden. It is in excellent condition throughout.

Situated on Old Youghal Road only 100m from Dillons Cross and approx. 10 min walk from the city centre.

The property is ideal as a family home or investment opportunity.

## **Accommodation:**

### **Reception Hall:** 15'6" x 3'3"

Glass panelled PVC entrance door with fan light overhead. Timber flooring. Radiator.

### **Living dining open plan:**

#### **Living area:** 10'10" x 11'

Timber flooring. Marble fireplace. Window overlooking front garden. Radiator.

#### **Dining area:** 10'8" x 11'

Timber flooring. Radiator. Window. Built in unit. Door leading to kitchen.

### **Kitchen:** 14'9" x 9'3"

Vinyl floor covering. Fully fitted modern kitchen units with tiled splashback. Built in Hob and Oven. Plumbed for washing machine. Radiator. Window. Door leading to rear garden.

### **Upstairs:**

Spacious stairs and landing carpeted. Large built in storage area.

### **Bathroom;** 9'4" x 10'

Vinyl floor covering. Partly tiled. Radiator. Bath, toilet and wash hand basin. Electric shower unit over bath. Window.

### **Bedroom 1:** 12'5" x 8'

Carpet. Radiator. Window.

### **Bedroom 2:** 9' x 9'7"

Carpet. Radiator. Window.

### **Bedroom 3:** 9' x 6'2"

Carpet. Radiator. Window.

**Outside:** Walled in private garden with small wrought iron entrance gate. The walled in rear garden is fully paved.

**Services:** Mains Water. Mains Sewage. Gas Heating. Electricity.

**BER:** D2

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


**Price Guide: €265,000**

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