



FOR SALE

57 Cois Coillte, Kilworth, Co. Cork, P61 XV58



Paul O'Driscoll Auctioneer, Valuer and Property Consultant is delighted to offer for sale this lovely 3-bedroom mid-terrace 2 storey residence. The property is in an excellent location within walking distance of all amenities, in the quiet and sought-after estate of Cois Coillte.

The property is ideal a family home or as an investment opportunity. The property is in excellent condition throughout and offers spacious living accommodation with beautiful, private rear garden and pedestrian rear entrance. Open plan front garden with private driveway.

ACCOMMODATION

Entrance hall: 17' X 6'

Solid teak door. Radiator. Under stairs guest WC which is tiled and has a toilet and wash hand basin. Solid timber pine flooring.

Sitting room: 11'10" X 14'9"

Two large windows overlooking front garden and green area. Solid pine flooring. Cast iron open fireplace. Alcove suitable for built in units at either side of fireplace. Radiator.

Kitchen cum dining room: 18'6" x 12'4"

Fully fitted kitchen with wall and floor units. Tile flooring. Plumbed for washing machine and dishwasher and wired for electric cooker. Tiled splashback. Large kitchen window overlooking rear garden. Sliding patio door to rear garden.

Stairs and landing carpeted. Hot Press and Dual Immersion. Trap door to attic with Stira stairs.

Master Bedroom: 13'7" x 9'7"

Timber flooring. Radiator. Two windows. Two double built-in wardrobes.

Ensuite: 3' x 9'

Fully tiled wall and floors with walk in shower unit, toilet and wash hand basin. Heated towel rail.

Bedroom 2: 9'9" X 11'

Timber flooring. Radiator. Window.

Bedroom 3: 7'11" x 10'

Timber Flooring. Radiator. Window.

Bathroom: 6'4" X 7'2"

Tiled flooring, partly tiled walls around bath unit. Bath, toilet and wash hand basin. Radiator. Window.

OUTSIDE

Large, sunny, walled in private rear garden with rear pedestrian access. The garden has two paved seating areas, ideal for outdoor dining and features mature planting. Garden shed is wired for electricity. Front garden is laid out in grass with a concrete driveway.

SERVICES

- Main's water
- Main's sewage
- Gas fired central heating
- BER B3

FEATURES

- Prime location overlooking large green area.
- Excellent condition throughout.
- Ideal family home or investment opportunity.

VIEWINGS

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


SALE PRICE: Guide price: €195,000

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TEL: 025 393 21

MOB: 086 1895 128

EMAIL: info@paulodriscollauctioneer.ie

 PSRA Licence No: _003876

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