



## FOR SALE

8 Lios Ard, Ballyhooly, Co Cork P51 D250



Paul O'Driscoll Auctioneer, Valuer and Property Consultant is delighted to offer for sale this well-appointed 3-bedroomed 2 storey residence. The property is in a prime location within the village of Ballyhooly with close proximity to all amenities.

The property has lots of potential as a family home or as an investment opportunity.

The property is in good condition throughout and offers spacious living accommodation with side entrance, large private rear garden and open plan front garden with double driveway.

## ACCOMMODATION

Entrance hall: 15'4" X 5'2"

Solid teak front door. Spacious entrance hall.  
Vinyl floor covering. Radiator. Under stairs storage.

Guest WC: 4'5" x 9'5"

Vinyl floor covering. Window. Radiator. Wash hand basin. Toilet.  
(Disability access)

Sitting room: 11'3" X 17'

This is a large spacious room with open fireplace with timber surround.  
Two windows overlooking the front garden. Carpet. Radiator.

Kitchen-dining room: 22' x 11'4"

Fully fitted kitchen with wall and floor units. Plumbed for washing machine. Wired for electric cooker. Vinyl floor covering. Double Patio door leading to rear garden. Two windows.

Spacious stairs and landing carpeted. Hot Press and Dual Immersion.

Bedroom 1: 13'2" x 11'1"

Carpet. Radiator. Two windows. Built-in wardrobe.

Ensuite: 7'7" x 2'8"

Spacious ensuite with toilet, wash hand basin and walk in shower unit.  
Vinyl floor covering. Radiator.

Bedroom 2: 10' X 11'4"

Carpet. Radiator. Window. Built in wardrobe.

Bedroom 3: 9'2" x 7'3"

Carpet. Radiator. Window.

Bathroom: 7'11" X 5'6"

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

## OUTSIDE

Large walled and fenced in rear garden laid out in grass with side entrance and timber garden shed.

Front garden is laid out in grass with a double concrete driveway providing space for two cars.

## SERVICES

- Main's water
- Main's sewage
- Gas fired central heating
- BER C2

## FEATURES

- Prime location within Ballyhooly Village.
- Spacious 3 Bedroom house.
- Close to all amenities.
- Private parking.

## 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: €225,000

Paul O'Driscoll Auctioneer, Valuer and Property Consultant for themselves and for the vendors of the property whose Agents they are, give notice that: (i) The particulars contained herein are set out as a general outline for the guidance of intending purchasers and do not constitute any part of an offer or contract and are not in any way legally binding. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Paul O'Driscoll Auctioneer, Valuer and Property Consultant has any authority to make or give representation or warranty whatever in relation to this development. (iv) The particulars contained herein are confidential and are given on the strict understanding that all negotiations shall be conducted through Paul O'Driscoll Auctioneer, Valuer and Property Consultant. (v) Paul O'Driscoll Auctioneer, Valuer and Property Consultant disclaims all liability and responsibility for any direct and/or indirect loss or damage which may be suffered by any recipient through relying on any particular contained in or omitted from the aforementioned particulars.

TEL: 025 393 21

MOB: 086 1895 128

EMAIL: [info@paulodriscollauctioneer.ie](mailto:info@paulodriscollauctioneer.ie)



PSRA Licence No: \_003876