

**FOR SALE**

**Mount Carmel, 252 Old Youghal Road,  
Cork City T23 R5X8**



We are delighted to bring to the market this well located 3/4 bedroomed mid-terrace residence in the very popular residential location.

No 252 extends to 98m<sup>2</sup> approximately with private rear garden.

This property is in a prime location within walking distance of all amenities with a regular bus service to and from the City Centre.

This is an ideal opportunity to acquire a good quality family home or investment opportunity.

For further details contact sole selling agent: Paul O'Driscoll 086 1895 128

## Accommodation

Entrance Hall                      2ft 5 x 14ft 9

Laminated flooring. Solid PVC entrance door. Radiator.

Sitting Room                      6ft 10 x 4ft 9

Carpet. Radiator. Window. Fireplace. Built in wall-to-wall unit.

Living Room:                      13ft 4 x 8ft 8

Laminated flooring. Fireplace with built in gas fire. Built in side fire units. Radiator. Window. Door to kitchen.

Kitchen/dining                      16ft 7 x 7ft 8

Tiled flooring. Pine ceiling. Fully fitted kitchen with wall and floor units. Tiled splashback. Stainless steel sink with hot and cold. Plumbed for dishwasher, washing machine and dryer. Built in gas hob and eye level oven. Fitted extractor fan. Window. Door to rear garden.

Bedroom                              7ft 8 x 14ft 9

Carpet. Window. Radiator. Ideally suitable for home office.

Upstairs:

Stairs and landing carpeted.

Bedroom 1:                              15ft 2 x 7ft 4

Carpet. Radiator. Window. Built in wardrobes.

Bedroom 2:                              15ft 2 x 7ft 8

Carpet. Radiator. Window. Built in wardrobes.

Bedroom 3:                              9ft 4 x 6ft 1

Laminated flooring. Radiator. Window. Built in presses with open shelving.

Bathroom:                              11ft 9 x 9ft 3

Fully tiled walls and floor. Toilet, vanity unit, bath with mixer taps. Walk in shower unit. Large window. Radiator. Built in airing cupboard with immersion tank.

## OUTSIDE:

Private rear garden with patio area. Glass house/garden shed.

## SERVICES

- Mains water and sewage
- Gas fired central heating.

## FEATURES

- Excellent location.
- Within walking distance of all amenities.
- Ideal as a family home or investment.

## Price Guide

€235,000

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