

2, Gort Aoibhinn, Cork Hill, Youghal, Co. Cork P36 NV24

4 bed Detached residence with off street parking.



Within walking distance of all amenities of Youghal.

This property offers bright and spacious accommodation in the popular residential estate of Gort Aoibhinn, just off Cork Hill.

*Within 5 minutes drive of Youghal beach and Youghal Golf Course.
Easy access to N25 Cork – Waterford road.*

Viewing Highly Recommended.

Guide Price €310,000.00

BER: C1

These particulars are issued by Harty & Co. on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars but Harty & Co. do not hold themselves responsible for any inaccuracy in the terms and particulars of the properties referred to or for any expense that may be incurred in visiting the property should it be unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are requested to report their opinion after inspecting. If the above is unsuitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. The contents of this brochure / form shall not be deemed to form the basis to any contract.

**Impressive 4 Bed Detached property. Low maintenance exterior with brick and pebble dash to front. Spacious driveway with ample parking.
Side access to rear garden.**

Accommodation.

Entrance Hallway **1.97m x 5.01m** **6'5 x 16'5**
Carpet. Stairs to first floor. Under stairs storage.

Living Room **3.96m x 4.29m** **12'11 x 14'1**
Spacious living room with open fire. Sky TV enabled.



Kitchen/Dining Area **3.96m x 4.99m** **12'11 x 16'4**
Kitchen with fitted beech shaker units. Integrated Hob, Oven, Microwave.
Patio doors to garden



Utility **2.27m x 2.37m** **7'5 x 7'9**
Plumbed for washer/dryer/dishwasher. Tiled Floor.

Downstairs WC **1.77m x 2.16m** **5'9 x 7'1**
Fully tiled. WC, WHB.



Upstairs

Master Bedroom **3.33m x 4.42m** **10'11 x 14'6**
Spacious double bedroom. Carpet. TV and Phone point. Overlooking garden.
En-Suite – fully tiled. Electric shower, W.C. and WHB.



Bedroom 2 **3.10m x 3.82m** **10'2 x 12'6**
Double room. Carpet. TV point

Bedroom 3 **2.4m x 2.94m** **7'10 x 9'7**
Single room. Tongue and groove timber floor.

Bedroom 4 **2.67m x 2.89m** **8'9 x 9'5**
Single room. Front facing.



Main Bathroom **1.79m x 2.10m** **5'10 x 6'10**
Fully tiled. WC, WHB, Bath with shower attachment. Extractor.



Outside

- Cobble lock off street parking
- Side Entrance.
- Garden to rear of property.
- Timber garden shed.



These particulars are issued by Harty & Co. on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars but Harty & Co. do not hold themselves responsible for any inaccuracy in the terms and particulars of the properties referred to or for any expense that may be incurred in visiting the property should it be unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are requested to report their opinion after inspecting. If the above is unsuitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. The contents of this brochure / form shall not be deemed to form the basis to any contract.

Services

- Mains Services.
- Oil Fired Heating – zoned. Rads thermostatically controlled.
- Double Glazed UPVC Windows Throughout.
- Wired for Alarm.
- Fibre Broadband available
- Solid Pine doors throughout.
- All blinds and light fittings included.

Gort Aoibhinn is located in the historic walled, seaside town of Youghal, just off Cork Hill, providing the benefits of town centre living in a safe, quiet, residential area. Within walking distance of the town centre, the promenade and beach.

In excellent condition, this 4 bed property is within walking distance of all the amenities of Youghal and within easy reach of 3 Primary Schools and and Pobal Scoil na Trionoide Secondary School is minutes away.



Youghal is well serviced with a range of sports activities including GAA, a range of Gym facilities, Soccer, Rugby, Golf, Sea Swimming, Sailing, Athletics to name a few.

Youghal is renowned for it's fantastic sandy beaches and the beautiful promenade and boardwalk, along with a number of historic buildings, cinema, The Market House and newly renovated St. Mary's Collegiate which host a range of music, theatre and literary events throughout the year, giving something for all walks of life.



Easy Commute to Cork and Waterford.