



FOR SALE

7 Lios Ard, Ballyhooly, Co Cork P51 N402



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 large private rear garden and open plan front garden with double driveway.

ACCOMMODATION

Entrance hall: 14ft 9 x 8ft 9

Solid teak front door. Spacious entrance hall.
Tiled flooring. Radiator. Under stairs storage.

Guest WC 4ft 8 x 5ft 4

Tiled flooring. Window. Radiator. Wash hand basin. Toilet.

Sitting room: 17ft 2 x 10ft 1

Solid oak flooring. This is a large spacious room with featured fireplace with granite heart and insert. Large bay window overlooking the front garden. Radiator.

Kitchen-dining room: 20ft x 11ft 2

Fully fitted kitchen with wall and floor units. Plumbed for washing machine. Wired for electric cooker. Tiled covering. Double Patio door leading to rear garden. One window. Radiator.

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

Bedroom 1: 11ft 2 x 12ft 5

Solid Oak timber flooring. Radiator. Two windows.

Ensuite: 8ft 6 x 3ft 7

Spacious ensuite with toilet, wash hand basin and walk in shower unit.
Fully tiled walls and floors.

Bedroom 2: 9ft 8 x 11ft 2

Solid Oak timber flooring. Radiator. Window. Built in wardrobe.

Bedroom 3: 8ft 9 x 7ft 3

Solid Oak timber flooring. Radiator. Window.

Bathroom: 5ft 5 x 7ft 9

Fully tiled walls and flooring. Bath, toilet and wash hand basin. Electric shower over bath. Radiator. Window.

OUTSIDE

Large private fenced in rear garden laid out in grass 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 B3

FEATURES

- Prime location within Ballyhooly Village.
- Spacious 3 Bedroom house.
- Black PVC windows to the front of the 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.

Price Guide: €225,000

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