

FOR SALE

28 Lios Ard, Ballyhooly,
Co Cork P51 T9F3



Paul O'Driscoll Auctioneer, Valuer and Property Consultant is delighted to offer for sale this well-appointed semi-detached 4-bedroomed 2 storey residence. The property is in a prime location within walking distance of the village of Ballyhooly within close proximity to all amenities.

This is a well laid out residence with spacious living accommodation with 4 well portioned bedrooms with double concrete driveway to the front and private rear garden with side entrance.

Viewing comes highly recommended.

ACCOMMODATION

Entrance hall: 15ft 4 x 9ft 3

Spacious entrance hall with solid front door with glass panels and letter box.
Tiled Hallway. Radiator. Under stairs storage.

Guest WC: 4ft 6 x 5ft 8

Tiled flooring. Window. Toilet and wash hand basin.

Living Room: 11ft 10 x 16.11

Large spacious bright living room with large bay window overlooking front garden.
Open fireplace with timber surround piped for gas fire. Carpet. Radiator.

Kitchen area: 11ft 5 X 14ft 9

Fully fitted wall and floor units with stainless steel sink with mixer tap.
Tiled flooring and tiled splashback. Radiator. Window overlooking rear garden.

Dining area: 15 x 10ft 4

Tiled flooring. Radiator. 2 large windows. Patio door to rear garden.

Utility: 6ft 4 x 6ft 7

Tiled floor. Plumbed for washing machine and dryer. Door to side entrance.
Fitted gas boiler.

Stairs and landing carpeted. Access to attic. Hot Press and Dual immersion.

Bedroom 1: 12ft 2 x 11ft 5

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

Ensuite: 8ft 4 x 3ft 3

Tiled Flooring. Walk in fully tiled shower unit with electric shower. Toilet and wash hand basin. Window. Radiator.

Bedroom 2: 9ft 8 x 11ft 1

Carpet. Radiator. Built in wardrobe. Window.

Bedroom 3: 9ft 10 x 7ft 7

Carpet. Radiator. Window.

Bedroom 4: 9ft 1 x 9ft 6

Carpet. Radiator. Window.

Bathroom: 9ft 1 x 9ft 6

Tiled flooring. Toilet and Wash hand basin. Tiled surround bath with glass shower panel with mixer tap and shower head. Window. Radiator.

OUTSIDE

Side entrance to walled and fenced in private rear garden laid out in grass. Timber garden shed. Open plan front garden with double concrete driveway.

SERVICES

- Mains services
- Gas fired central heating.
- BER B3
- PVC double glazed windows

FEATURES

- Prime location close to Ballyhooly Village.
- Spacious 4 Bedroom home in excellent condition.
- 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.

Guide price: €249,950.

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