



FOR SALE

119 Bandon Road, Cork City T12 K2RP



Paul O'Driscoll Auctioneer, Valuer and Property Consultant is delighted to offer for sale this lovely 4-bedroom mid terrace 2 storey residence within walking distance of Cork City Centre and UCC. Ideal investment opportunity or private residence. Off road private parking to the front and paved garden to the rear.

Viewing comes highly recommended.

ACCOMMODATION

Entrance Hall 4ft 8 x 4ft 10

Tiled Flooring. Radiator. Teak Door.

Living Room: 17ft 8 x 10ft 10

Timber flooring. Open cast iron fireplace. Radiator. Window.

Kitchen/Dining: 17ft 4 x 10ft 3

Tiled floor covering. Fully fitted kitchen with wall and floor units.

Extractor fan, plumbed for dishwasher, wired for electric oven, double sink unit. Radiator. Window.

Utility: 7ft x 4ft 8

Tiled floor covering. Wall and floor units. Gas boiler. Plumbed for washing machine. Door to rear garden.

Guest Toilet: 4ft 6 x 2ft 6

Tiled floor covering. Toilet and wash hand basin. Partly tiled walls. Window.

Bedroom 1: 11ft 4 x 10ft 4

Timber flooring. Radiator. Built in units and shelving. Window.

FIRST FLOOR:

Hot press and built in closet on landing. (9ft 1 x 9ft 11)

Bedroom 2: 12ft 1 x 10ft 5

Laminated timber floor covering. Radiator. Understairs storage and shelving. Window. Fireplace. Built in wardrobe.

Bathroom: 7ft 8 x 4ft 9

Fully tiled walls and floors. Corner Shower unit with fitted electric shower. Toilet and wash hand basin. Extractor fan. Window. Towel radiator.

Bedroom 3: 14ft 1 x 12ft 8

Vinyl floor covering. Fitted wardrobes. Radiator. 2 Windows.

Bedroom 4: 11ft 4 x 10ft

Vinyl floor covering. Radiator. Window.

Shower room: 10ft 3 x 3ft 2

Vinyl floor covering. Toilet and wash hand basin. Corner power shower unit. Partly tiled walls. Extractor fan and electric towel rail. Window.

ATTIC CONVERSION:

This area has been converted to accommodate storage space only.

Lobby off main hall leading to the attic conversion. Window. Pine Staircase. Laminated flooring.

Large landing area (11ft 9 x 11ft 4) with Velux window with extensive under eave storage. Radiator.

Storage room 1: 12ft 6 x 11ft 1

Laminated floor covering. Velux window. Radiator.

Storage room 2: 11ft 4 x 6ft 9

Vinyl floor covering. Velux window. Radiator.

OUTSIDE:

Enclosed rear garden with patio.

Services.

- Main's water
- Main's sewage
- Gas central heating
- BER D1

FEATURES

- Prime location close to all amenities.
- Off street parking
- PVC double glazing.

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