



**FOR SALE**  
**No. 3 Barnavara Crescent, Banduff,**  
**Mayfield, Cork City.**  
**T23 R7W0**



We are delighted to offer for sale this lovely 3 bedroomed semi-detached residence with driveway and walled in garden to the rear in a quiet cul-de-sac location.

The property is in good condition throughout and has a very private rear garden.

Close to all amenities, within a short distance of Ballyvolane Shopping centre and Cork City Centre.

**Viewing comes highly recommended**

## ACCOMMODATION

### Porch

Sliding door into porch. Tiled flooring.

### Entrance hall: 14ft 1 x 6ft

PVC panel door with glass panel and side glass panel. Laminate timber flooring. Under stairs storage. Radiator.

### Living room: 14ft 11 x 10ft 8

Laminate timber flooring. Large window. Radiator.

### TV Room-Dining: 16ft 3 x 11ft 1

Laminate timber flooring. Open fireplace. Double French doors to rear garden. Archway to kitchen-utility. Radiator.

### Kitchen: 14ft 4 x 10ft

Laminate timber flooring. Fully fitted kitchen with wall and floor units. Built in eye level cooker. Hob and extractor fan. Plumbed for dishwasher. Stainless steel sink with hot and cold. 2 Windows. Radiator.

### Utility Room: 5ft 10 x 5ft 2

Laminate timber flooring. Window. Door to rear garden. Partly tiled walls. Fitted storage units. Sink with hot and cold. Plumbed for washing machine.

### **First Floor:**

Carpeted stairs and laminate timber flooring on landing. Access to attic. Hot press with emersion.

### Bedroom 1: 12ft 9 x 10ft 7

Laminate timber flooring. Radiator. Window.

### Bedroom 2: 13ft 4 x 8ft 11

Laminate Timber flooring. Radiator. Large Window.

### Bathroom: 6ft 5 x 5ft 11

Fully tiled walls and floors. Toilet and wash hand basin. Wall mounted towel radiator. Window. Walk in fully tiled shower unit with pump shower.

### Bedroom 3: 9ft 10 x 7ft 8

Laminate timber flooring. Radiator. Window

### Outside:

- Large enclosed rear garden laid out in lawn with patio area.
- Side entrance.
- Concrete driveway to the front.

### SERVICES

- Mains water and sewage
- Gas fired central heating.

### FEATURES

- PVC double glazed windows throughout.
- Close to all amenities.
- Private off-street parking.
- BER C3

### VIEWINGS

Viewing of this residence comes highly recommended and is strictly by prior appointment. Please contact Paul O'Driscoll to arrange a viewing.

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