

## 11 Ashburton Hill, Montenotte, Cork.

For Sale by Private Treaty



McCarthy & McGrath Auctioneers are delighted to bring No. 11 Ashburton Hill, Montenotte to the market, this spacious 4 / 5 bedroom house is located in the sought after Ashburton/Gardiners Hill area. Originally built in 1851, the house has been re-built and extended in more recent times. The property has a private, gated front garden and driveway and a spacious South facing rear garden. The current accommodation layout could be easily re-configured to suit different needs.

**A.M.V €390,000**

# Accommodation:

## GROUND FLOOR

**Hallway/ Porch :** Entrance hall and porch with large windows.

**Study / Bedroom 5 :** 2.6 x 2.4



**Bedroom 4:** 3.0 x 2.8 with carpet & curtains.

**Sitting Room :** 7.0 x 3.2 carpet, stone fireplace with back-boiler & open stairs.



**Kitchen/Dining Room:** 5.6 x 4.9 vinyl flooring, fitted kitchen with wall and floor units, built-in ceramic hob & double oven, larder units, wine rack & extractor fan, skylight, French doors to rear patio area.



**Utility Room :** 3.3 x 2.1 hot press. Plumbed for washing machine.

**Bathroom :** bath, w.c. & w.h.b, tiled wall & floor.



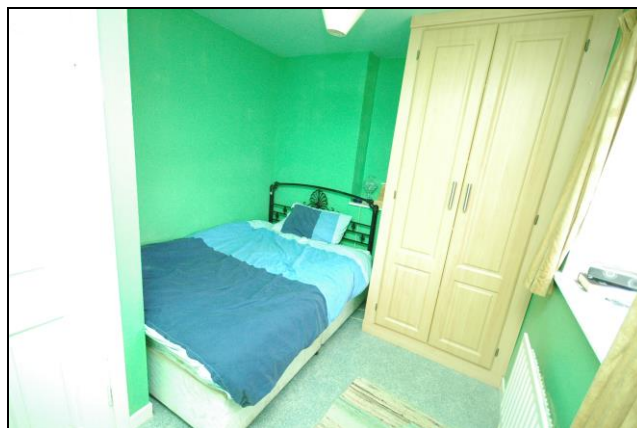
**FIRST FLOOR :**

**Bedroom 1 :** 3.8 X 3.1 with carpet, curtains & built-in wardrobe.

**En-Suite :** 2.1 x 1.8 w.c., w.h.b & shower.



**Bedroom 2 :** 3.1 x 3.1 with carpet, curtains & built-in wardrobe



**Bedroom 3:** 3.1 x 2.7 with carpet, curtains & built-in wardrobe

**Shower Room :** 1.8 x 1.87 w.c., w.h.b. & shower.



## OUTSIDE :

Gated, private & enclosed front garden with driveway.  
Spacious South facing garden to the rear with patio area.



### SERVICES :

Mains Water, Drainage & Gas.

### EIRCODE :

T23 YX9A

### BER:

BER: C3

BER NO: 111372348

### FEATURES:

- 4/5 Bedrooms (1 en-suite)
- Bathroom on ground floor & En-Suite & shower room on first floor
- Oil fired central heating
- PVC double glazed windows
- Gated, private & enclosed front garden with driveway.
- Spacious South facing garden to the rear with patio area.
- Situated in the most sought after area of Ashburton/Gardiners Hill.

### VIEWING :

Strictly by prior appointment with the sole selling agents.



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39 Main Street, Midleton, Co. Cork t: 021 4631755

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