

*Substantial 3 / 4 Bedroom Semi-Detached Residence.*

***No. 30 Rocklands,  
Carrigtwohill,  
Co. Cork.***

**For Sale by Private Treaty**



A superb opportunity to acquire a 3 / 4 bedroom property which extends to 119m<sup>2</sup> / 1,280ft<sup>2</sup>, ideally located in this desirable residential area in Carrigtwohill convenient to all amenities including shops, National & Secondary schools, Church, Sports clubs, bus & rail services and with easy access to Cork City and Jack Lynch Tunnel. The property has been well maintained both internally & externally and given its generous proportions, features and location would make the perfect family home.

Viewing is highly recommended & strictly by prior appointment.

**A.M.V. €270,000**

# Accommodation:

## GROUND FLOOR :

Entrance Hallway : 5.1 x 1.8 with tiled floor, incl. guest toilet with w.c. & w.h.b.



Living Room : 4.4 x 3.6 timber floor, open fireplace with marble surround, bay window.



Sitting Room : 3.6 x 3.6 with timber floor



Kitchen / Dining Room : 4.6 x 3.0 tiled floor, built-in units & eye level presses, Zanussi Dishwasher, electric cooker.



**Utility Room :** 2.5 x 2.0 tiled floor, plumbed for washing machine & tumble dryer, door to rear.



**Playroom / 4<sup>th</sup> Bedroom :** 4.0 x 2.5 with timber floor.



**FIRST FLOOR:**

**Bedroom 1:** 4.6 x 3.0 with timber floor.



**Bedroom 2:** 4.0 x 3.6 with timber floor & double built-in wardrobe.



**Bedroom 3:** 2.6 x 2.6 with timber floor



**Bathroom :** 2.3 x 2.1 fully tiled, bath with electric "Triton T80" electric shower, w.c, & w.h.b.



**OUTSIDE:** Large enclosed rear garden, with timber shed.



**FEATURES:**

- Bright & spacious living accommodation
- Well maintained & in turn-key condition throughout
- Guest toilet on ground floor (fully tiled)
- Timber / tiled floors
- Built-in kitchen
- Gas fired central heating
- PVC double glazed windows
- Large enclosed rear garden with timber shed.
- Cobble lock driveway
- Situated in a quiet cul-de-sac in this mature and popular residential development just a few mins. walk from Carrigwohill and all amenities including bus & train services and with easy access to the N25, Cork City and Jack Lynch Tunnel.

**EIRCODE :** T45 W257

**TITLE:** Freehold

**BER DETAILS:** C3 – BER NO. 111816476

**SERVICES:** Mains water, drainage & gas.



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

42 South Mall, Cork t: 021 4273800

E: [info@mccarthymcgrath.com](mailto:info@mccarthymcgrath.com)

w: [www.mccarthymcgrath.com](http://www.mccarthymcgrath.com)

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