

3 BEDROOM SEMI-DETACHED HOUSE.

30 Mount Farran,
Assumption Road,
Blackpool,
Cork.

For Sale by Private Treaty



McCarthy & McGrath are delighted to present this three bedroom Semi-detached house on a large corner site. This beautiful home is situated in a quiet Cul de Sac just 6 minutes from the City Centre. It comprises two reception rooms, galley kitchen, 3 bedrooms and bathroom. The extensive elevated rear garden is divided into separate sections including play area, fruit trees, lawn and elevated patio with westerly views. No. 30 Mount Farran is in excellent condition and is an ideal family home.

Viewing is highly recommended & strictly by prior appointment with the sole selling agents.

A.M.V €200,000

Accommodation:

GROUND FLOOR

Entrance Hall: Tiled floor

Sitting Room: 3.7m x 3.1m. Laminate wood floors, blinds.

Galley Kitchen: 3.6m x 1.6m Built-in wall & floor units, electric oven & gas hobs, fridge freezer, tiled floor.



Living Room: 3.7 x 3.2 Laminate wood floors, marble fire place, built-in TV unit and storage.



FIRST FLOOR

Bedroom 1: 3.7m x 3.2m. Carpet, built-in wardrobes.

Bedroom 2: 3.1m x 3.1m. Carpet, built-in wardrobes, blind.

Bedroom 3: 2.25m x 2.2m. Carpet, built-in wardrobes, blind.

Bathroom: Tiled wall & floor, enclosed shower unit with electric shower, W.C., W.H.B with built in mirror light.



OUTSIDE:

Front garden & large rear garden with spacious patio area, workshop/ shed 3.7m x 3m.



FEATURES:

- 3 Bed semi-detached house.
- Extensive rear garden with elevated patio area.
- Gas central heating.
- New gas boiler fitted 2018.
- Quiet Cul de Sac.
- 6 minutes from City Centre.

EIRCODE : T23 X9D2

TITLE: Freehold

BER DETAILS: E1 – BER No: 112409206

SERVICES : Water, Electricity, Gas

VIEWINGS : Strictly by prior appointment with the sole selling agents.



42 South Mall, Cork t: 021 4273800

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

e: infocork@mccarthymcgrath.com

w: www.mccarthymcgrath.com

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