

Modern & Spacious 3 Bedroom Duplex

6 An Ródán,
Cúl Árd,
Carrigtwohill,
Co. Cork.

For Sale by Private Treaty



No. 6 An Ródán is a deceptively spacious, three bedroom duplex which extends to an impressive c. 120m² (1,300 ft²). Superbly located in Cúl Árd, a Murnane & O'Shea development, ideally situated just a short walk from Carrigtwohill's Main Street, Train Station and Bus Stop.

This well maintained and presented property boasts a long list of features and viewing is highly recommended.

A.M.V €240,000

Accommodation:

Entrance Hallway : 6.2 x 2.0 incl. guest w.c. & w.h.b.



Living Room: 6.3 x 3.8 with door off to a South facing balcony



Kitchen/Dining Room: 4.7 x 3.3 tiled floor, Walnut fitted units & eye level presses. Integrated “Indesit” fridge/freezer, “Hotpoint” washing machine & “Beko” dishwasher, electric oven with ceramic hob. Gas boiler with zoned controls.



Master Bedroom : 5.0 x 3.4 with large picture window and double built-in wardrobes.

En-Suite: 3.3 x 1.0 fully tiled, electric pumped shower, w.c. & w.h.b.



Bedroom 2: 3.2 x 3.2 with built-in wardrobe

Bedroom 3: 3.2 x 3.0



Bathroom: 1.9.0 x 1.6 fully tiled, bath with electric "Triton" shower, w.c. & w.h.b.



OUTSIDE :



OUTSIDE : South facing balcony & ample parking.

SERVICES : Mains Water, Drainage & Gas.

EIRCODE : T45 E628

BER: B1 - BER NO. 101287647

SERVICE CHARGE: €700.00 per annum

FEATURES: Bright & spacious 3 Bedroom Duplex
In turn key condition throughout
Gas fired central heating
Fully tiled bathroom with electric shower & en-suite
PVC double glazed windows
Large South facing balcony
Superb location within walking distance of Carrigwohill's Main Street, Train Station & Bus Stop.
Ample parking

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



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