

**2 Lima Lawn,
Magazine Road,
Cork.
T12 E9C0**



4 BEDROOM SEMI DETACHED HOUSE

For Sale by Private Treaty



McCarthy & McGrath are delighted to bring to the market 2 Lima Lawn. This 4 Bedroom Semi Detached house is ideally located in this much sought after residential area, within walking distance from UCC, Bon Secours Hospital, Cork City and only a short drive to Bishopstown, South Link Road, CIT, Cork Airport and much more.

The property has been exceptionally well maintained and is set in beautifully kept gardens with a raised West facing patio for sun drenched lounging.

The property was extended to the side some years ago, adding an en-suite bedroom to the ground floor, but there is still space for the new purchaser to put their own stamp on this home with some modernisation required.

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

A.M.V €395,000



Accommodation:

GROUND FLOOR

Sitting Room: 4m x 3.60m. Marble fireplace, wood flooring, picture rail, built in shelving.



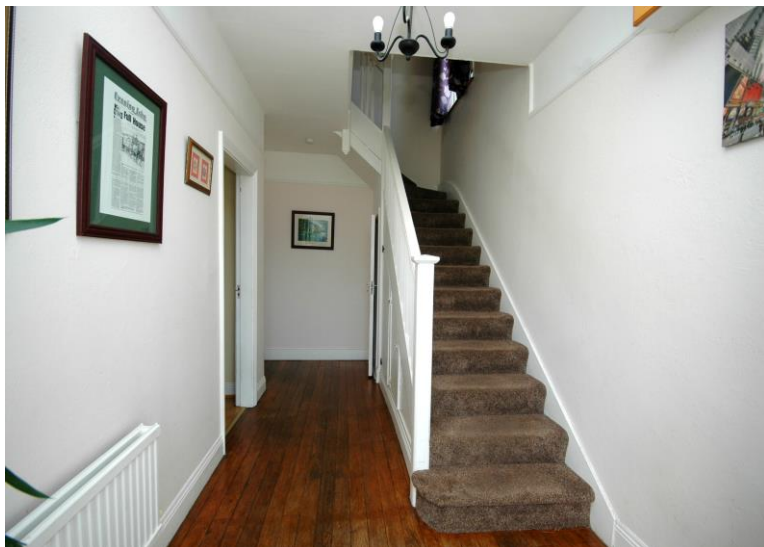
Dining Room: 3.90m x 3.50m with Wood flooring, Marble fireplace, gas fire, built in shelving.



Kitchen: 2.5m x 2.5m tiled floor, built in Oak Kitchen units. Plumbed for washing machine + gas cooker.



Entrance Hall: Original Oak flooring, storage cupboards, PVC front door.



Bedroom/Home office: 4.80m x 2.50m carpet & curtains.

En-suite: Tiled wall + floor, WC, w.h.b & shower.



First Floor

Bedroom 1: 3.90m x 3.75m wood flooring, built in wardrobes.



Bedroom 2: 3.60m x 3.70m wood flooring, built in wardrobe & shelving.



Bedroom 3: 2.40m x 2.40m with wood floors & curtains.



Bathroom: Tiled wall & floor, w.h.b, bath.



OUTSIDE:

Enclosed West facing rear garden.



FEATURES:

- Gas Fired Central Heating.
- PVC Double Glazed windows
- Enclosed rear garden
- Sought after location

EIRCODE : T12 E9C0

TITLE: Freehold

BER DETAILS: D2- BER NO: 113903058

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

PSRA Licence No. 001757