

3 Bedroom Semi-Detached Residence

**23 Meadow Park Close,
Ballyvolane,
Cork,
T23 W2R6.**

For Sale by Private Treaty



Located on a quiet cul de sac in a mature estate, No. 23 enjoys an abundance of amenities on its doorstep including, primary and secondary schools, a public park, sports clubs as well as easy access to the City centre. The property enjoys a private rear garden with a sunny Southerly aspect and off-street parking to the front of the house.

Whilst in need of some upgrading the property has PVC double glazed window and a modern gas boiler and heating control. This property presents the opportunity with further investment to create a fabulous family home. Meadow Park is an excellent location and highly sought-after residential area and viewing is highly recommended.

A.M.V €220,000

ACCOMMODATION :

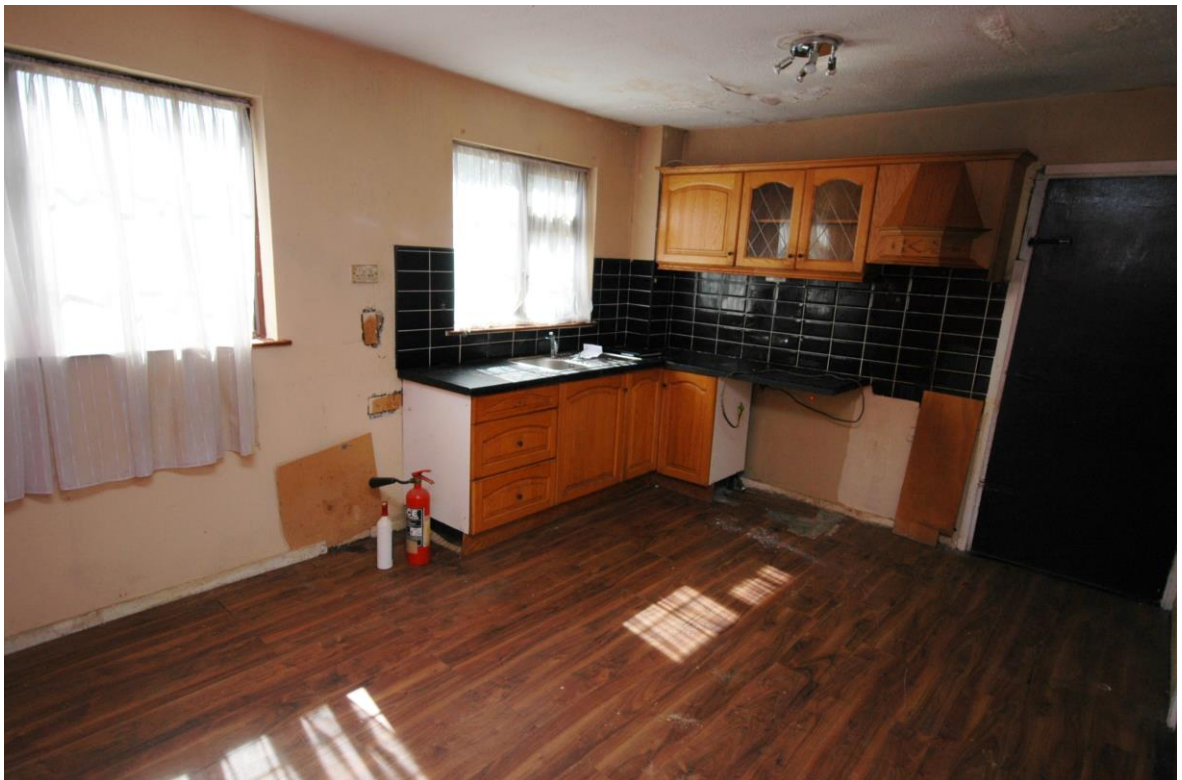
Porch: with a sliding door to the front.

Entrance Hallway: with carpet throughout.

Living Room: 3.7 x 4.6 with laminate flooring, marble fireplace and built-in units.



Kitchen: 3.2 x 4.6 with oak fitted kitchen units, laminate flooring and storage cupboard.



FIRST FLOOR:

Bedroom 1: 2.7 x 3.4 with carpet & built-in wardrobe.



Bedroom 2: 2.3 x 3.7 with carpet & built-in wardrobe.



Bedroom 3: 2.9 x 2.25 with carpet.



Bathroom: 1.9 x 2.4 Laminate flooring, electric shower unit, W.C & w.h.b.

OUTSIDE :

Front drive & rear South facing garden.



SERVICES :

Gas heating.
Mains Drainage.
Mains Water.

EIRCODE :

T23 W2R6

BER:

D2 – BER NO. 107565673

FEATURES:

Modern gas boiler.
PVC Double glazed windows.
Front driveway.
Enclosed South facing rear garden.

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



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

42 South Mall, Cork t: 021 4273800

E: info@mccarthymcgrath.com

w: www.mccarthymcgrath.com

PSRA Licence No. 001757

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