

**6 Blarney View,  
Gardiners Hill,  
Cork.**

**AMV: €295,000**

***Beautiful 3 Bedroom Terrace House***



**42 South Mall Cork**

**021/4273800**

[infocork@mccarthymcgrath.com](mailto:infocork@mccarthymcgrath.com)

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

***For Sale by Private Treaty***



McCarthy & McGrath are delighted to bring 6 Blarney View, Gardiners Hill, to the market. This beautifully presented 3 Bedroom terrace house is located on one of Cork City's most sought after residential streets. This immaculately maintained and modern home is full of character and retains many of its original features including fireplace and varnished original floors. There is a good balance of living spaces with potential for further expansion to the spacious rear garden. The ground floor comprises a Living Room, Dining Room and Galley Kitchen. Upstairs there are 3 bedrooms and bathroom with bath. Front garden with iron railings and gate. There is a spacious enclosed rear garden and patio.

## Accommodation:



*Entrance Hall: Wood floors, plaster mouldings*



*Landing*



*Living Room: 3.8m x 3.4m. Original Wood Flooring; Cast Iron Fireplace with tile inserts; Plaster Cornice; Original folding shutters; Glass panel doors; Venetian blinds*



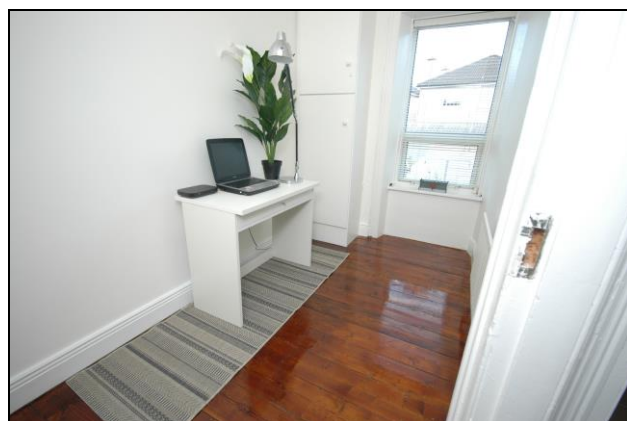
*Galley Kitchen: 3.9m x 1.6m. Fitted Kitchen Units; Sink.*





*Dining Room: 3.2m x 3m. Terracotta tiles;  
Cast Iron Fireplace; Blinds; Glass Door.*

**FIRST FLOOR:**



*Bedroom 1: 3.4m x 2.75m.*

*Varnished floors.*

*Bedroom 2: 3.4m x 2.25m.*

*Varnished floors.*

*Bedroom 3: 3.2m x 1.8m.*

*Varnished floors.*

*Bathroom: 2.1m x 1.5m. Tiled  
floor and bath surround; Electric  
Shower; Fitted Sink Unit.*





### **OUTSIDE:**

*Enclosed spacious rear garden and patio.*

### **Features:**

- Gas Central Heating
- Double Glazed Windows
- Enclosed spacious rear garden and patio
- Ceiling height 2.65m and 2.8m upstairs
- Period Features
- Highly sought after residential area
- Walking distance to city centre



<b><u>EIRCODE:</u></b>	T23 YT6D
<b><u>OUTSIDE:</u></b>	Enclosed spacious rear garden and patio
<b><u>BER DETAILS:</u></b>	BER: D1                      BER NO: 102080389
<b><u>TITLE:</u></b>	Freehold.
<b><u>SERVICES:</u></b>	Mains water, drainage & gas.
<b><u>VIEWINGS:</u></b>	Strictly by prior appointment with the sole selling agents.

These particulars are issued by McCarthy & McGrath on the understanding that any negotiations respecting the Property mentioned are conducted through them. Every care is taken in preparing particulars, but the firm do not hold themselves responsible for any inaccuracy in the Particulars and Terms of the Property referred to or for any expense that may be incurred in visiting same should it prove unsuitable, or to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspecting. Should the above not be suitable, please let us know your exact requirements. Any reasonable offer will be submitted to the owners for consideration.