

**“Rosario”,
16 Marian Park,
Pouladuff Road,
Cork.**

For Sale by Private Treaty



McCarthy & McGrath Auctioneers are delighted to bring to the market this charming three bedroom semi-detached house, located in the quiet and popular estate of Marian Park. The property has been maintained in excellent condition and has spacious gardens and a gated driveway. The property has been underpinned and all drains replaced with all works certified. This is a lovely residential area and is popular with first time buyers and investors alike, it is located close to the City City, University College Cork, Hospitals & Schools etc.

A.M.V €250,000

Accommodation:

GROUND FLOOR

Hallway: Tiled floor, side door.



Living Room : 3.8x 3.75 suspended wood floor, tiled fireplace.



Kitchen: 3.9 x 2.4 fitted wall & floor units, enamel sink & drainer, vinyl on floor.



Bathroom : 2.3 x 1.8 tiled wall & floor, w.c., w.h.b & electric shower.

FIRST FLOOR :

Bedroom 1 : 4.8 x 2.9 wood floor, built-in wardrobe.



Bedroom 2 : 3.3 x 3.1 wood floor, built-in wardrobe.



Bedroom 3: 3.4 x 2.6 wood floor.



OUTSIDE :



SERVICES : Mains Water & Drainage. Oil fired central heating.

EIRCODE : T12 X22K

BER: BER: E2 BER NO: 102624194

FEATURES:

- Superb location
- In turn-key condition
- 3 Bedrooms (built-in wardrobes in 2)
- Bathroom on ground floor
- Oil fired central heating
- PVC double glazed windows
- Underpinned (2005)
- Spacious gardens & gated driveway
- Located close to Cork City Centre, UCC, Hospitals, Schools etc.

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



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