

**Laragh,  
48 Cahergal Lawn,  
Ballyvolane,  
Cork.  
T23 X3K7**



*3 BEDROOM SEMI DETACHED HOUSE.*

**For Sale by Private Treaty**



McCarthy & McGrath are delighted to present this spacious 3 Bedroom semi-detached house to the market. Located in a mature estate just 2km North of Cork City this house enjoys an abundance of amenities on its door step as well as easy access to the City centre. The south facing garden and elevated site gives this house privacy and stunning views. The property has been lovingly maintained by its current owner. Whilst in need of some upgrading this property gives prospective purchaser the opportunity to make this house their own. Cahergal is an excellent location and always a popular area. This house would make a stunning family home.

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

**A.M.V €265,000**



# Accommodation:

## GROUND FLOOR

**Entrance Hall:** Carpet, cloakroom

**Sitting Room:** 4.4m x 3.65m with cast iron fire place with oak surround, built in oak display/storage units, carpet, blinds curtains, light fitting.



**Dining/Living:** 4.m x 3.8m with brick fire place, built in display/storage units, patio doors & blinds.





**Kitchen:** 4.7m x 2.9m with built in wall + floor units, 1 ½ sink + drainer, tiled floor, wood panel ceiling & wall, plumbed for gas cooker.



### First Floor

**Bedroom 1:** 4.1m x 3.8m with built in wardrobes and vanity unit, carpet, blinds & curtains.

**Bedroom 2:** 3.7m x 3.8m with built in wardrobes & bed surround with drawers, blinds.



**Bedroom 3:** 2.9m x 2.5m with built in wardrobes & bed surround, blinds.

**Bathroom:** 1.9m x 2.85m with shower, w.c & w.h.b





**OUTSIDE:**

Front drive and tiered lawn.  
Rear patio and lawn with storage shed.



**FEATURES:**

- Gas Heating (Updated boiler)
- South facing rear garden
- Double glazed windows
- Quiet cul de sac

**EIRCODE :** T23 X3K7

**TITLE:** Freehold

**BER DETAILS:** D2: 113766752

**SERVICES :** Water, Electricity, Gas

**VIEWINGS :** Strictly by prior appointment with the sole selling agents.



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