

HENRY O'LEARY

Email: property@hol.ie, Tel: 023 88 35959

**AUCTIONEERS &
REAL ESTATE AGENTS**

WWW.HOL.IE

76 Upper Clevedon, Carrigaline,
Co. Cork, P43 NX07

Spacious 3 bedroom semi-detached
family home in exceptional decorative
order along with a generous back gar-
den and a large green area to the front.

Guide Price: €315,000

Ground Floor

Entrance Hall: 5.31m (17'5") x 3.05m (10')

Living Room: 4.33m (14'2") max x 4.24m (13'11")

Dining Room: 3.80m (12'6") x 3.10m (10'2")

Kitchen Dining Area: 5.59m (18'4") x 3.05m (10')

Toilet: 1.55m (5'1") x 0.81m (2'8")

First Floor

Landing: 3.10m (10'2") x 2.04m (6'8")

Family Bathroom: 2.29m (7'6") x 2.04m (6'8")

Bedroom 1: 4.12m (13'6") x 3.29m (10'10")

Master Bedroom: 3.93m (12'11") x 2.00m (6'7")

En-suite: 3.35m (11') x 0.81m (2'8")

Bedroom 3: 2.64m (8'8") x 2.50m (8'3")



Whether your first home, a retirement home or as an investment, this property has a lot to offer in an affordable price range in this now mature development which is located on an elevated setting on the outskirts of town.

This is a highly functional home with an abundance of natural light, the well proportioned accommodation is tastefully presented. With a gross floor area of approx. 115sq. m. and a very practical floor plan, it could be easy to call this place home. The accommodation includes two reception rooms and a spacious kitchen dining area, upstairs



there are 3 bedrooms with an en-suite bathroom off the master bedroom. It is centrally positioned in the top row of a selection of all semi-detached homes, which are positioned around the large central green area. The location is also convenient with the Cork airport just 11km away and its just 14km to get to the Jack Lynch tunnel where you can join the M8 and N25.

Services: Mains water, mains sewage, gas fired central heating and fiber broadband is available.



KITCHEN DINING AREA

With a southerly aspect this is a bright and warm area with lots of natural light, the fitted pine kitchen has a great selection of base and eye-level units, the floor is tiled and the large window looks on to the rear garden.



LIVING ROOM

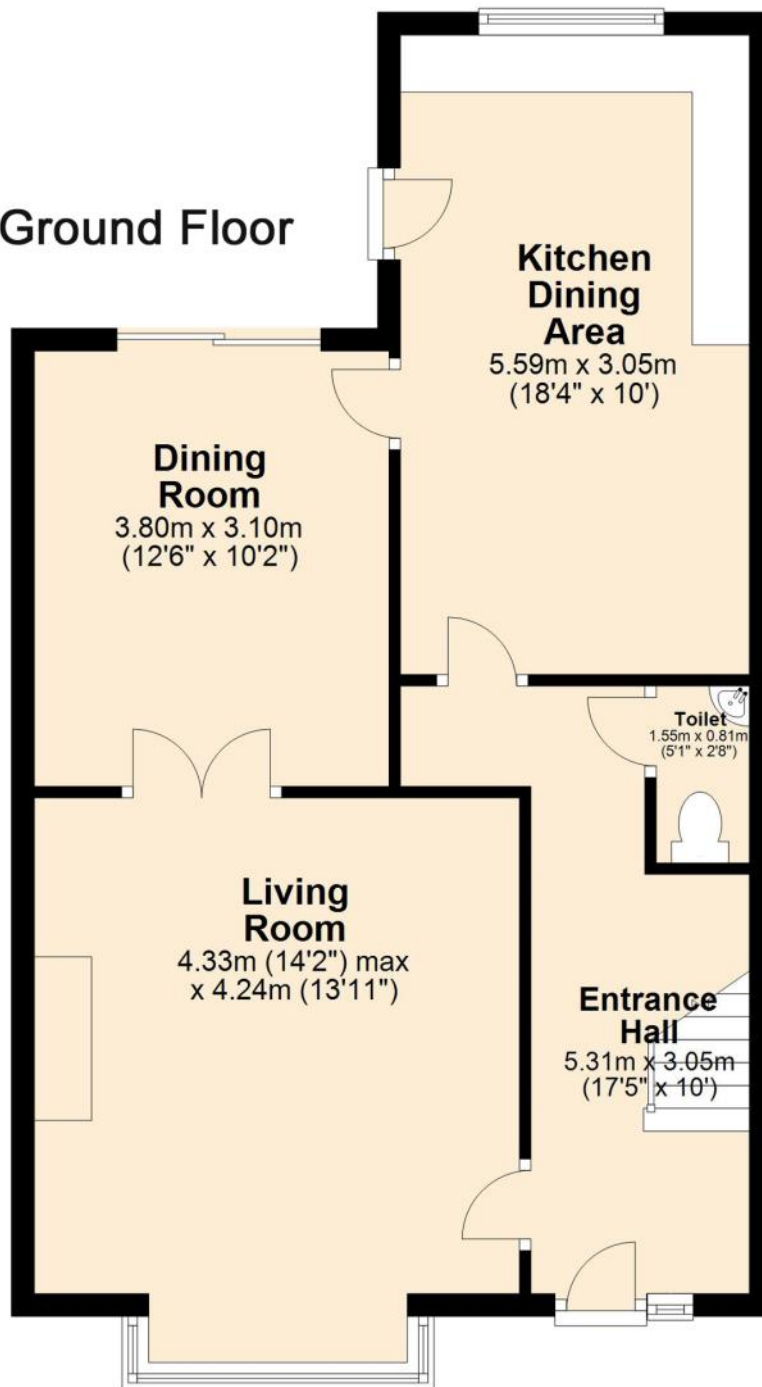
This is one of two reception rooms in the home, it features a large walk-in bay window which looks on to the large green area, there is an open fireplace in a cast iron surround and double doors open on to the dining room.



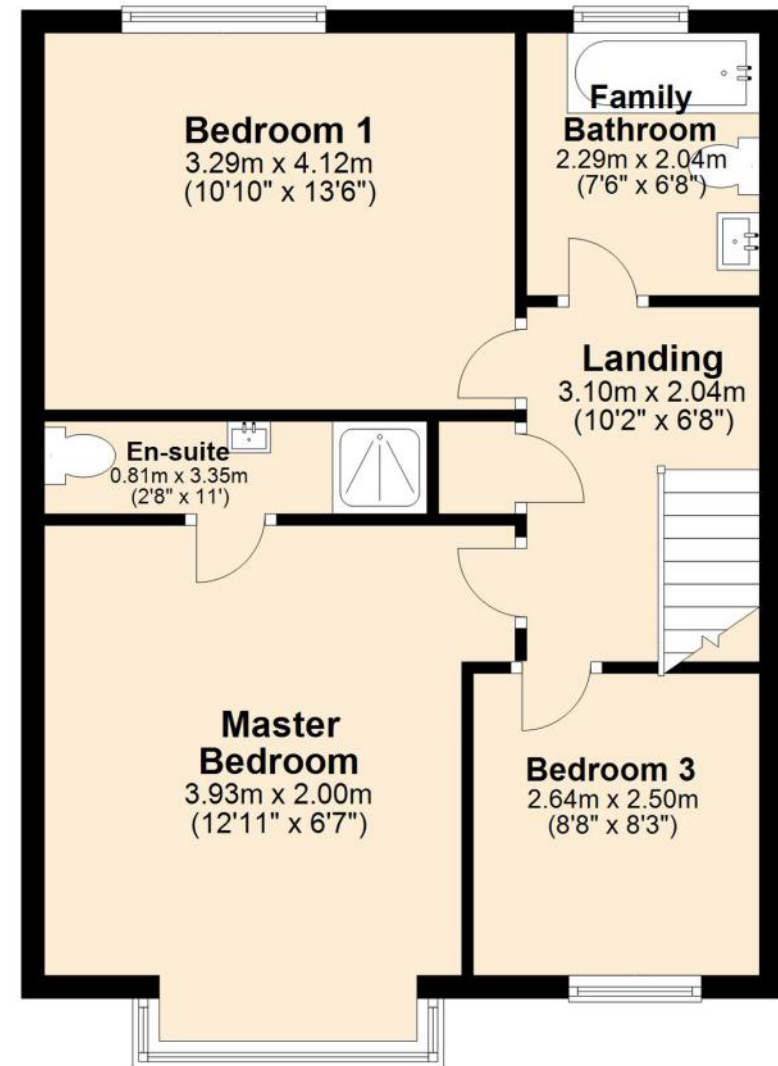
MASTER BEDROOM

This is one of three first floor bedrooms, it also has a large walk-in window which overlooks the green but also has panoramic views that extend for miles, the floor is solid timber and there is an en-suite bathroom off.

Ground Floor



First Floor



No responsibility is taken for any error omission or misunderstanding in these particulars which do not constitute an offer or contract.
Services and appliances have not been tested and therefore no warranty is offered on their operational condition.

Auctioneers, Estate Agents & Property Consultants

1 Lamb Street, Clonakilty, Co. Cork, Ireland. Tel: 023 88 35959, Fax: 023 8835960
Registration No. 284879, V.A.T. No. E8284879J PSRA Registration No. 001367

