

**By Private Treaty****17 Cedar Road, Fota Rock, Carrigtwohill, Cork****BER D1**

Irish and European Auctioneers are delighted to present this 3/4 bedroom detached residence on a corner site.

The property offers generous living accommodation throughout and is situated in a quiet cul de sac setting within walking distance of Carrigtwohill village centre.

Viewing comes highly recommended and is strictly by appointment only.

**PRICE: €250,000****Irish & European**

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## 17 Cedar Road, Fota Rock, Carrigtwohill, Cork

### Accommodation

Entrance Hall		Laminated Flooring, Understairs Storage unit. Burglar Alarm.
Sitting Room		Bay window, Laminated Timber Flooring, Feature fireplace, Fitted Blind and Curtain. T.V. Point.
Playroom/ Bed 4	4.06m x 2.72m	Carpet Flooring, Fitted Blind and Curtains, Phone Point.
Dining Room	3.68m x 3.59m	Carpet Flooring, Fitted Blind, T.V. Point.
Kitchen	3.02m x 4.97m	Linoleum Flooring, Fitted Kitchen units at worktop and eye level with tiled splashback, fitted blinds.
Utility Room	1.97m x 1.96m	Linoleum Flooring side door access, plumbed for appliances.
Bedroom 1	3.7m x 3.3m	Wheelchair accessible toilet, w.c., whb. Carpet Flooring, Fitted Blind, T.V. Point, Fitted Wardrobe.
Bedroom 2	3.66m x 2.92m	Master En Suite: w.c. , whb
Bedroom 3	2.64m x 2.6m	Carpet Flooring, Fitted Blind.
Bathroom		Carpet Flooring, Fitted Blind, Fitted Shower Units, shower lights.
Grounds		3 Piece Suite, fitted blind.

The property is situated at the end of a cul de sac and enjoys the benefit of a large corner site with good sized side and rear gardens with well defined boundaries.



### Some Features

- Gas Fired Central Heating.
- Situated in a quiet cul de sac setting.
- Within walking distance of Carrigtwohill village centre.
- Fitted burglar alarm

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### Directions

From Cork take the main Cork to Midleton Road, the N25, take the second exit for Carrigtwohill. Proceed to the T-Junction on the main street and turn right. Take the left turn past Carrigtwohill Shopping and Business Centre. The entrance to Fota Rock is the first park on the right hand side. Take the first left onto Cedar Road and the property is situated at the end of the cul de sac.

**Negotiator:** Robert O'Keeffe  
**Price:** " 250,000  
**Size:** 122 m<sup>2</sup>  
**BER:** BER: D1 BER No.110297975 Energy Performance Indicator:226.92 kWh/m<sup>2</sup>/yr