

**FOR SALE BY PRIVATE TREATY****17 Gilabbey Terrace,  
College Road,  
Cork.**

**Irish and European are delighted to invite you to view this traditional three bed roomed mid terraced residence. Being just a short walk from both UCC and Cork City centre, the location of this property is most appealing for both the home owner and residential investor. Maintained to a high standard throughout and enjoying the benefit off an off street, cul de sac setting and also a fully enclosed storage area. Viewing comes highly recommended so as to appreciate fully its many characteristics.**

## Brief Accommodation:

- Entrance Hall:** Original Tiled flooring, Dado rail decoration.
- Sitting Room:** 11øö x 10øö (3.48m x 3.04m)  
Fitted carpet. Fitted curtain. Tiled solid fuel fireplace. Built in units.
- Lounge:** 11øö x 14ø7ö (3.45m x 4.44m)  
Tiled floor, corniced ceiling, hot press (lagged and shelved). Feature brick built fireplace with gas insert.
- Kitchen:** 14ø7ö x 6ø11ö (4.44m x 2.11m)  
Tiled flooring. Built-in floor and eye level units. Plumbed for appliances. Recess lighting, Velux windows (south facing), door to rear yard.



- Bathroom:** Fully tiled wall and floor electric shower, w/c, whb.
- Stairs to Landing:** Fitted carpet.
- Bedroom 1:** 11ø4ö x 11ø10ö (3.46m x 3.61m)  
Fitted carpet. Fitted curtain
- Bedroom 2:** 8ø2ö x 11øö (2.5m x 3.49m)  
Fitted carpet and fitted curtains.
- Bedroom 3:** 6ø1ö x 11ø1ö (1.85m x 3.46m)  
Fitted carpet and fitted curtains.
- Grounds:** The property enjoys an enclosed rear yard area, suitable for bins/storage etc.
- Services:** Mains water, Mains sewage, Electricity connection, Telephone connection and Refuse collection.
- Heating:** Gas fired central heating.

**BER:** BER: D1  
BER Number: 105402663  
Energy Performance Indicator: 228.26kWh/m2/yr

**Title:** We assume Freehold title

**Negotiator:** T.J. Cronin **Tel:** 086-8345211 **Email:** tj@irishandeuropean.ie

**Directions:** From Washington Street continue to UCC gates and turn left onto O'Donovan's Road. Proceed to top of road and at T-junction turn left onto College Road. Continue straight, take third entrance to left (at Subway Take Away). Take second left and property is located on left, see sign.

**Viewing:** Strictly by prior appointment with sole selling agents.