



59 Holycross Place, Charleville, Co. Cork,
P56 TF24.



Guide Price €135,000



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This property offers an ideal blend of convenience and comfortable living with all local shops, schools and amenities within walking distance. Perfect for families, first time buyers or investors alike. The ground floor accommodation is presented to a good standard, while the first floor would benefit from some decorative works.



Extending to C. 100 Sq. Mts. This spacious property comprises of entrance hall, sitting room, kitchen/dining, shower room, two downstairs bedrooms, ensuite. There are two bedrooms on the first floor.

Externally, the property to the front benefits from off street parking. To the rear of the property there is a substantial block built shed with rear pedestrian access.



Early viewing of this property comes highly recommended by GVM Auctioneers sole selling agents.

Contact Evan McDermott on 085 7668105

Rooms:

Entrance Hall

Sitting Room

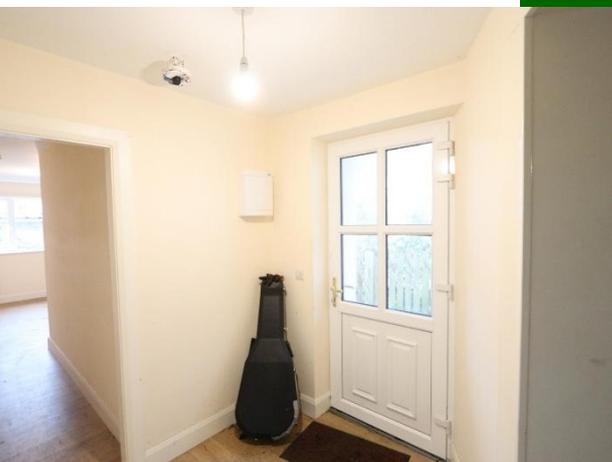
With feature fireplace.

14'9" (4.5m) x 10'10" (3.3m)

Bedroom No. 1

With fitted wardrobes.

9'3" (2.82m) x 9'0" (2.74m)





Shower Room

With shower cubicle containing electric shower, toilet and wash hand basin.

6'0" (1.83m) x 5'6" (1.68m)

Kitchen

With tiled floor and fitted units.

9'4" (2.84m) x 9'0" (2.74m)



Bedroom No. 2

With laminate floors

21'6" (6.55m) x 9'2" (2.79m)

Ensuite

With shower cubicle containing shower, toilet and wash hand basin.

Upstairs

Bedroom No.3

With fitted wardrobes.

14'8" (4.47m) x 9'0" (2.74m)

Bedroom No. 4

With fitted wardrobes.

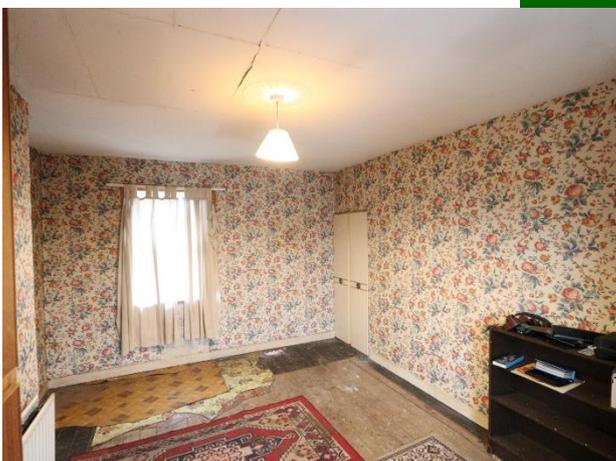
14'9" (4.5m) x 11'0" (3.35m)



Outside

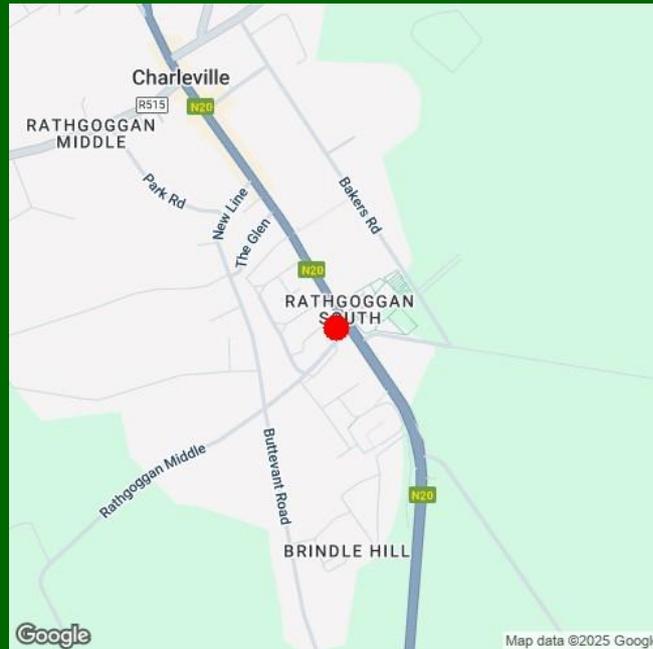
Block Built Shed

16'8" (5.08m) x 16'0" (4.88m)



Features:

- Electric Storage & Solid Fuel Central Heating.
- DG UPVC Windows.
- Mains Water & Sewerage.
- G BER.
- With walking distance to Charleville town
- 30 minutes from Limerick City and within one hour of Cork City.



Property Directions:

Situated opposite Charleville GAA Club. Co-ordinates -52.350219, -8.678489 or simply use Eircode: P56 TF24.

Agent Information:

Evan Mc Dermott

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Disclaimer

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