



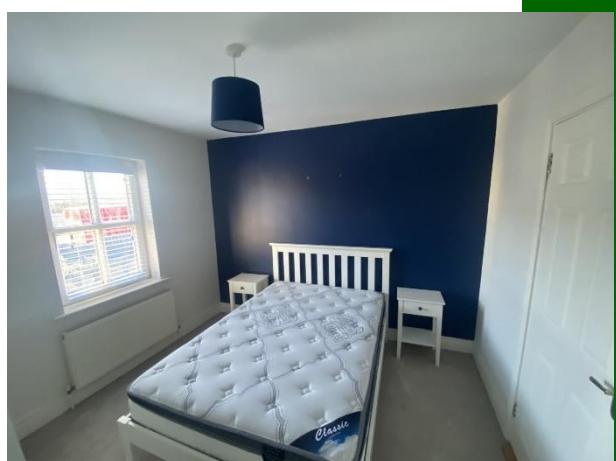
57 Brindle Hill, Charleville, Co. Cork



**Guide Price**  
**€185,000**



GVM present to the market this stylish three bedroom semi detached homeslocated in a popular residential development within walking distance of Charleville Town. This beautifully presented property further benefits from a private rear garden, which is perfect for entertaining or relaxing, and off-street parking to the front.



Overall, this is a fantastic opportunity to acquire a substantial and attractive family residence in a highly desirable location in Charleville with local amenities including a large selection of shops, restaurants, cafes and pubs all within walking distance of the property. The town is also home to several schools, including a nationally recognised secondary school, as well as a number of sports and leisure facilities. For those who enjoy outdoor pursuits, there are plenty of opportunities to explore the local area, with picturesque walks and cycle routes to be found in and around the town. The nearby Doneraile Park is a stunning 17th-century landscaped garden, perfect for picnics and relaxing walks. This home is at an attractive price point for first time buyers or those looking to downsize. Bright spacious and well proportioned living and bedroom accommodation. Viewing highly recommended.

#### **Rooms:**

**Entrance hallway** Telephone point. Tiled flooring.

#### **Sitting room**

TV point. Insert stove. Solid timber flooring.  
4.05m (13'3") x 3.01m (9'11")

**Toilet and whb** Tiled flooring

#### **Kitchen / Dining room**

Fully fitted kitchen. Gas hob. Tiled flooring. Built in oven and hob 3.03m (9'11") x 5.02m (16'6")

**Bedroom 1** Double bedroom. Carpet flooring. Built in wardrobes. Ensuite 2.5 X 1.0 :- Mira electric shower.  
3.01m (9'11") x 3.01m (9'11")

**Bedroom 2** Double bedroom. Carpet flooring.  
3.07m (10'1") x 2.07m (6'9")

#### **Bedroom 3**

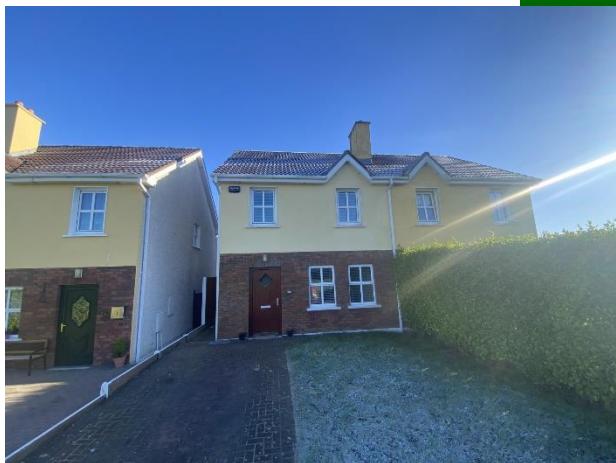
Single bedroom. Carpet flooring  
2.01m (6'7") x 2.04m (6'8")



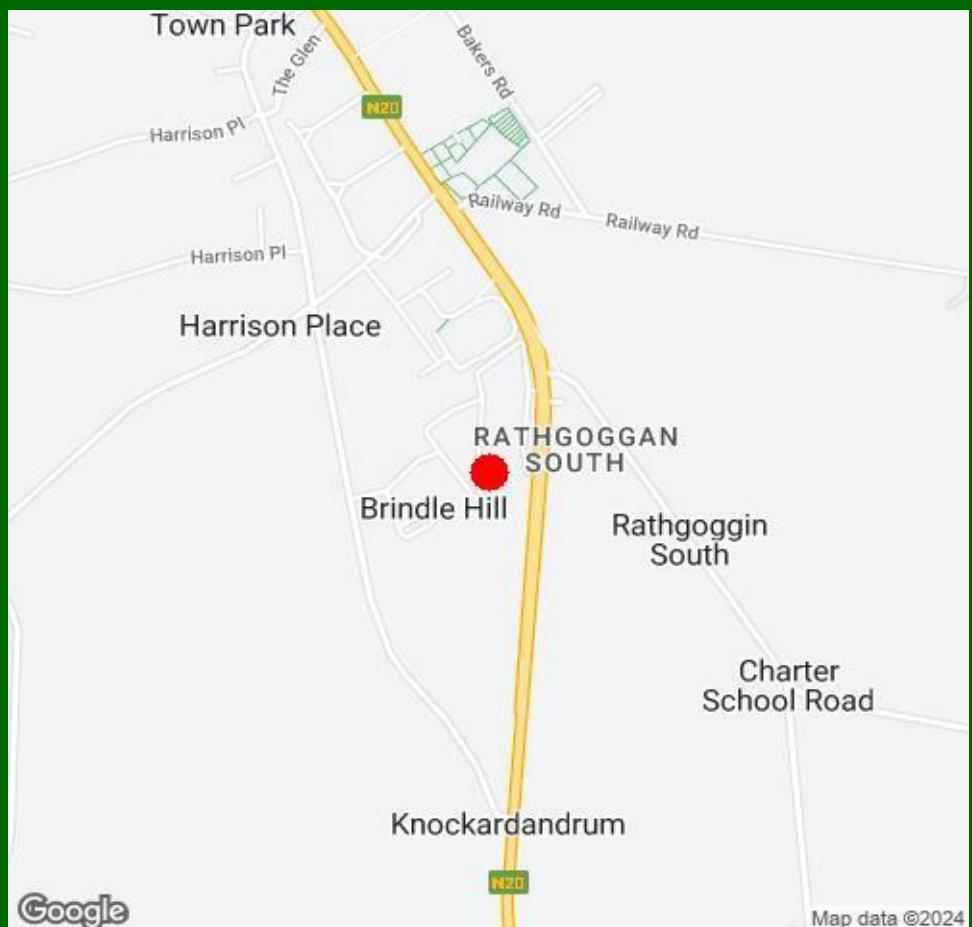
### **Bathroom**

Fully fitted and tiled  
2.01m (6'7") x 2m (6'7")

### **Features:**



- Gas fired central heating
- Double glazed windows
- Patio area to enclosed rear garden
- Cobblelock driveway to front
- Walking distance to town centre
- Situated within easy reach of public transport.
- Excellent general condition
- Sensibly priced
- Must be seen to be appreciated



### Property Directions:

Enter eircode P56PV02 to your mobile device to bring you straight to the door of this property.

### Agent Information:

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#### Disclaimer

These particulars do not form any contract and are for guidance purposes only. Computer generated images, maps and plans are not drawn to scale and measurements are approximate and for guidance only. Intending purchasers must satisfy themselves as to the accuracy of detail given to them verbally or as part of this brochure. Such information is given in good faith and believed to be correct. However neither the vendor nor their agents shall be held liable for any inaccuracies therein.

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