

Spacious and extended 3 bedroom semi-detached House.

**48 Murmont Road,
Montenotte,
Cork.
T23 E6C8**

For Sale by Private Treaty



Located in this mature and established area overlooking Brian Dillons GAA club and within a short walk of all amenities. Built in the late 1960's and extended both to the front and rear in 1984, No. 48 offers huge potential with three good sized bedrooms and ample living space on the ground floor. With off street parking to the front and private, enclosed garden to the rear viewing is highly recommended and by appointment only.

Viewing is highly recommended.

A.M.V €290,000

ACCOMMODATION :

Porch Entrance: 5.6 x 1.6



Hallway: 3.3 x 2.5

Sitting Room: 3.7 x 3.4



Living Room: 6.4 x 3.3



Kitchen/Dining: 6.0 x 3.5 built in units and eye level presses



FIRST FLOOR

Bedroom 1: 4.3 x 3.3



Bedroom 2: 3.3 x 2.7



Bedroom 3: 3.5 x 2.4 built-in wardrobe



Bathroom: 2.0 x 1.8 with bath, w.c. & w.h.b.



OUTSIDE :

Garage: 7.8 x 2.3 accessible from the house.



SERVICES : Oil fired central heating.
Mains Drainage.
Mains Water.

EIRCODE : T23 E6C8

BER: E2 – BER NO. 117360156

FEATURES: Super location
Close to all amenities
Oil fired central heating.
Double glazed pvc windows
Security Alarm fitted
Garage to side of property
New roof to the rear 2017
Panoramic countryside views to the rear

VIEWING : Strictly by prior appointment with the sole selling agents.



39 Main Street, Midleton, Co. Cork t: 021 4631755

42 South Mall, Cork t: 021 4273800

2 East Beach, Cobh, Co. Cork. T: 021 4811494

E: info@mccarthymcgrath.com

w: www.mccarthymcgrath.com

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