

## 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.

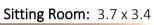


## ACCOMMODATION:

Porch Entrance: 5.6 x 1.6



**Hallway:** 3.3 x 2.5





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.





<u>SERVICES</u>: 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.



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