



Russell Estate Agents Limited

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FOR SALE BY PRIVATE TREATY

25 Castle Avenue

Carrigtwohill, Co. Cork.



Russell Estate Agents 021 4634133 are delighted to present to the market this superbly located 3 / 4 bedroom semi detached family home. The property is located in the Castle Avenue development just a short stroll from the centre of Carrigtwohill. It offers spacious living accommodation entwined with deceptively spacious garden area. The property has a west facing back garden which is not overlooked and it ensures that it gets plenty of the afternoon and evening sun. Its location is prime being close to the N25, Little Island and Cork City making it ideal for those that are commuting for work in the Cork City and surrounding areas. Due to its size and location this would make an ideal family home.

Property Features

- Spacious three / four bedroom semi detached family home.
- Gardens to the front and rear.
- Easy Access to Little Island, Cork City and the Tunnel.
- West Facing Rear Garden.
- Short walk to Carrigtwohill
- Oil Fired central heating.
- Viewing comes highly recommended.

Cert No.: PENDING

Rating: PENDINGm2/yr.

A.M.V.

€235,000

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IPAV Member Firm



Floor Area:

Total Floor Area C.1200 sq. ft.

Accommodation

Entrance porch 7'5" x 3'1"
Tiled flooring with sliding patio door

Entrance Hallway 12'4" x 6'3"
Wooden flooring, stairs leading to the first floor, phone point, under stairs storage cupboard.

Kitchen / dining room 20' x 11'
Fitted kitchen units with breakfast island wooden flooring in the dining area.

Utility room 8'11" x 7'10"
Tiled floor, plumbed for washing machine / dryer, door leading out to the back garden

Guest W.C. 4'8" x 2'11"
W.C., W.H.B.

Sitting Room / Bedroom 4 14'3" x 7'9"
Wooden flooring, TV Point.

Living Room 13'8" x 12'6"
Wooden flooring, solid fuel fireplace, fitted shelving units, TV Point.

First floor landing 8'5" x 3'9" & 3'5" x 3'9"
Carpet flooring, hotpress, stairs to attic area.

Master Bedroom 12'6" x 11'6"
Spacious double bedroom, wooden flooring, extensive built in units.

Bedroom 2 9'9" x 9'8"
Double bedroom with wooden flooring, built in units.

Bedroom 3 9'4" x 8'2"
Spacious single bedroom with wooden flooring.

Bathroom 7'7" x 5'6"
Family bathroom, bath, wash hand basin, toilet, fully tiled, and electric shower located over the bath.





Outside

To the front the property has a lawn area and driveway. To the back there is a large rear garden which given its westerly aspect enjoys the benefits of the afternoon / evening sun. Given the size of the rear garden and that it is not overlooked there is ample room for further expansion if so desired.



Location

The property is located just a few minutes walk from the main street of Carrigtwohill. Carrigtwohill is a vibrant large scale village with a wealth of facilities and amenities. There are a selection of supermarkets, restaurants and pubs as well as a wide array of sporting educational and community facilities. It is located on the N25 giving easy Access to Little Island, Cork City and the Dublin Road.

Services

Water -	Mains
Drainage -	Mains
Heating -	Oil Fired
Broadband / Phone -	Available
Television -	Available

Directions

From Carrigtwohill Village pass Cost Cutter Shop on your right hand side and take the next road to the left. Continue ahead for 50 meters and turn left into Castle Estate. Drive 150 meters and turn left and continue ahead and the property will be straight ahead in front of you.



Viewing Arrangements

All viewings of this property must be arranged through the selling agents Russell Estate Agents Limited. Our office hours are Monday to Friday 9am to 5pm. We can arrange evening and weekend viewings by prior appointment.

Sales Agent

Michael Russell M.I.P.A.V. M.C.E.I. C.V.

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