

For Sale by Private Treaty

**3 Heatherton, South Douglas Road, Cork T12 F3X8**



A most attractive three bedroomed semi-detached family home located in the highly sought after Heatherton Park located just off the South Douglas Road. No 3 has been well maintained and is a super first-time purchase.

Without question the location is that of ultimate convenience being positioned mid-way between the city centre and Douglas Village.

Douglas with its host of retail offerings together with good schools, churches and sporting clubs in the immediate vicinity justifies its reputation as one of the best locations in Cork. There is also a regular bus service to the city centre and easy access to the Link Road.

**Viewings Strictly By Appointment**

**SEMI DETACHED HOUSE  
3 BED - 2 BATH**

**90 sq.m (969 sq.ft)**



Agent: John Corbett  
Phone: 087 946 7201

## Accommodation

### Ground Floor

Hallway – 4.6m x 2.0m

Carpet floor covering

Living Room – 4.3m x 3.3m

Ornate fireplace, carpet floor covering

Kitchen/Dining Room – 5.6m x 3.5m

Range of fitted kitchen appliances, vinyl flooring and carpet floor covering, sliding door to rear

WC – 1.4m x 1.0m

WC, wash hand basin, vinyl flooring

### First Floor

Bedroom 1 – 3.8m x 3.0m

Carpet floor covering, fitted wardrobe and desk unit

Bedroom 2 – 3.3m x 3.0m

Carpet floor covering, fitted wardrobe and desk unit

Bedroom 3 – 2.7m x 2.5m

Carpet floor covering

Bathroom – 2.0m x 1.9m

WC, wash hand basin, walk in shower

### Outside:

Well maintained rear garden with side access, timber barna shed

### Features

- > Gas fired central heating
- > Overlooking a green area
- > Well maintained throughout
- > Excellent first-time purchase
- > Located in a mature residential park
- > Walking distance of all essential amenities, half-way between Cork City & Douglas Village
- > BER - C3
- > Size - 90 sq.m / 969 sq.ft

