

**AUCTION**



**FOR SALE BY ONLINE AUCTION**

## 3 Cathedral Court

Church Street, Cloyne, County Cork

3 Bedrooms | 108 sqm (1163 sqft)

**AMV:** €155,000

**BER C3**



### PROPERTY DESCRIPTION

For Sale by Online Auction on Thursday 17th February 2022 via YOUTUBID.IE

O'Connor Murphy are pleased to offer for sale this spacious three bedroom mid-terrace dormer conveniently situated in Cloyne, Co Cork. This property is sure to garnish interest from a wide variety of purchasers as it makes for an ideal family home or investment opportunity alike.

At ground floor level the accommodation comprises a bright entrance hall, guest toilet, a large living room and a kitchen/dining room area. At first floor level, the property comprises three bedrooms (one en-suite) and spacious landings along with a family bathroom/shower.

The subject property boasts an enclosed garden area to the rear with gated access. Car parking is situated to the rear of the development with direct access off Church Street.





## LOCATION

Cloyne village is conveniently located c.8km from Middleton Town while being c.29km from Cork City. Access to the N25 which connects Cork City and Waterford is a short C.7km from the property. Purchasers are afforded the luxury of countryside living while benefiting from its close proximity to the City Centre, making it the ideal location. The subject property is within short driving distance of numerous family friendly amenities such as Ballycraheen Beach, Rostellan Woods Forest and the esteemed Ballymaloe Cookery School. The village centre and is within a three minute walk of a host of amenities such as a pharmacy, shop and restaurants.

## ACCOMMODATION

### Ground Floor

- Light-filled Hallway
- Kitchen / Dining Area
- Spacious Living Room
- Enclosed Back garden
- Guest W.C.

### First Floor

- Spacious Landing
- Bedroom 1 (En-Suite)
- Bedroom 2
- Bedroom 3
- Family Toilet / Shower

## SPECIAL FEATURES

- Electric Shower
- Spacious Landing
- Dishwasher
- Open Fireplace
- Enclosed Back Garden
- Off-Street Parking

## SERVICES

Electric Storage Heaters

## FOR FURTHER INFORMATION

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