



SUPERB 4 BED DUPLEX CLOSE TO CITY CENTRE

84 LIOS NA GREINE, SOUTH DOUGLAS ROAD, CORK T12 YA31

BER C3



84 Lios na Greine

For Sale by Private Treaty
CKK190159

- Superb 4 bed duplex
- Approx. 102 sq m / 1,098 sq ft
- Large balcony to rear with conservatory
- Gated private development with ample parking
- Conveniently located only a 10-minute walk from Cork City Centre
- Mains services

DESCRIPTION

Savills is delighted to present 84 Lios na Greine a 4-bed duplex located only a 10-minute walk from Cork city centre.

Upon entering this property, you are met with a spacious reception area and hallway. Making your way through the hallway you will find a large kitchen/dining room, a sitting room and a guest bathroom. The kitchen/dining room is large with fully fitted kitchen units. The sitting room is spacious and bright with large glass sliding door access to a superb balcony, perfect for outdoor dining and entertaining. A cosy conservatory is adjacent to the balcony making for the perfect relaxation spot.

Making your way upstairs reveals four double bedrooms and two bathrooms. From the first floor, there is stairs access to a large attic room, fully powered up, this space is ideally suited as a large study or den.

Ideally located, Lios na Greine offers a wide range of local services and amenities close by, including schools, shops, sports clubs and a variety of businesses all within easy walking distance. Cork city

centre is an approx. 5-minute drive & the local bus route serves the area to Douglas village and the city centre.

This home represents a superb opportunity for a first-time buyer, those wishing to trade down or the perfect investment property.

Contact us today to arrange your viewing.

ACCOMMODATION

Ground Floor

Entrance Hallway

Ceramic tiled floor and laminate flooring with intercom to entrance gate

Kitchen/Dining Room

Spacious area with tiled flooring and eye and floor level units.

Sitting Room

Laminate flooring, fireplace with integrate electric fire, storage heater, telephone point, TV point. Sliding door access to both the conservatory and patio.

Guest WC

WC. Whb. Fully tiled.

Bedroom 1

Located to the front of the property with timber flooring and a built-in wardrobe unit.

Bedroom 2

Located to the rear of the property with timber flooring and a built-in wardrobe unit.

Bedroom 3

Located to the rear of the property with timber flooring and a built-in wardrobe unit.

Bedroom 4

Located to the front of the property with timber flooring and a built-in wardrobe unit.

Bathroom 1

WC. Whb. Shower. Fully tiled.

Bathroom 2

WC. Whb. Shower. Fully tiled.

Attic Room

Large space with timber flooring, numerous sockets and a Velux window

DIRECTIONS

From The Elysian, Cork city, travel out the South Link Road. Take the second exit for the South Douglas Road. Turn right and Lios na Greine is on your right hand side. See sign.

Alternatively use Google Maps and enter: Eircode T12 YD95.

BER DETAILS

BER: C3

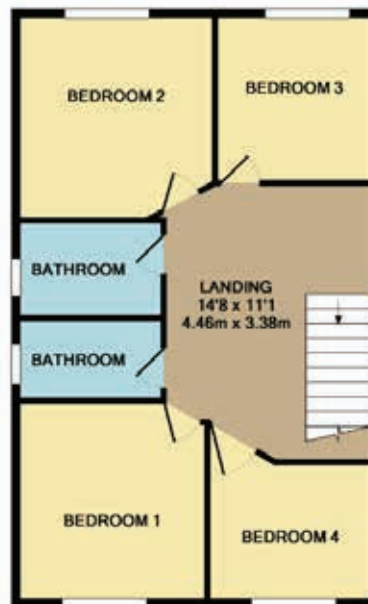
BER Number: 111069316

Energy Performance Indicator: 205.53 kWh/m²/yr

VIEWING

By appointment with Savills Cork
(021) 427 1371 or email: cork@savills.ie

For identification purposes only, not to scale



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