



# 3 Bedroom Terraced House For Sale East Green, Dunmanway, Co. Cork. P47 DF76. BER rating E1



Lehanes & Associates are pleased to present this mid-terraced two-storey residence. The property is conveniently located within walking distance of local amenities, shops, and services, with on-street parking available to the front. To the rear of the property there is an enclosed small yard, providing practical outdoor space or low-maintenance outdoor use.

Internally, the property benefits from a functional and well-proportioned kitchen/dining area fitted with modern kitchen units and appliances and well laid out for every day use. The living room features a solid fuel fireplace with surround and provides a cosy and relaxing environment. The bedrooms are well laid out and of good proportion, each benefiting from natural light and décor. Overall, this is well-located terraced property should generate good interest, appealing to first-time buyers, downsizers, or investors seeking a centrally positioned residential home. The current rental is €1300 per month and can be available with vacant possession or with sitting tenant. Viewing is highly recommended and this can be done through sole agents.

BER Rating E1

BER no. 104574017

314.83 kWh/m<sup>2</sup>/yr



- Good condition
- Central location
- Enclosed yard

 023 884 5481

 [property@lehanes.com](mailto:property@lehanes.com)

Guide Price  
€165,000



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Co Cork





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## Accommodation in brief

Entrance hall: 1.8m x 1m, door to kitchen, door to sitting room.

Sitting room: 5m x 3.2m, window overlooking street, window overlooking back yard, door to back yard.

Kitchen: 4.5m x 3.2m, fitted kitchen with appliances, window overlooking Front Street, storage closet with gas boiler.

Landing: 3.3m x 2.5m, carpeted, window overlooking back yard.

Bedroom one: 3.5m x 2.9m, carpeted, window overlooking street

Bedroom two: 4.3m x 2.3m, carpeted, 2 windows overlooking front street.

Bedroom three: 2.3m x 2.4m, carpeted, window overlooking back yard.

Bathroom: 2m x 1.6m, white bathroom suite, tiled around shower unit



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