



**Lehanes & Associates Ltd.**  
Insurance Brokers, Auctioneers, Valuers & Estate Agents

# 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. 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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## 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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