



No. 95 Leesdale, Model Farm Road, Cork, is an attractive three-bedroom end-of-terrace residence, ideally situated in this mature and highly sought-after residential development. Enjoying a superb location along the ever-popular Model Farm Road, the property offers an excellent opportunity for first-time buyers or growing families.

The location is a particular highlight, with a wealth of amenities close at hand, including excellent primary and secondary schools, shops, cafés and recreational facilities. Both Ballincollig and Cork city centre are within easy reach, while MTU, CUH and UCC are all conveniently accessible.

- Minutes' walk to MTU • Adjacent to Green Area
- West Facing Rear Garden • New Boiler • Cul de Sac setting

3  1  C. 83 Sq.m / 894 Sq. Ft  Built in 1984 

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**AMV €350,000**

## Hallway (4.01m x 2.80m)

A sliding door opens to a porch area which opens into a warm and inviting entrance hallway with access to all accommodation. Closet in hallway provides plenty of storage for your belongings.



## Living Room (4.25m x 3.44m)

A large front aspect window offers plenty of natural light. A feature fireplace with marble surround. This is the perfect space for spending time with family or relaxing after a hard day's work.



## Kitchen (2.96m x 2.72m)

The sun filled kitchen features integrated appliances including a Creda oven, grill and hob, a Tricity Bendix fridge freezer and a stainless-steel sink. The rear aspect window overlooks the west facing garden.

## Dining Area (3.56m x 2.62m)

Feature fireplace, built in media unit and convenient rear access to the garden.



## Stairs & Landing (2.78m x 2.04m)

Carpeted stairs and landing. Hot press with shelved storage and access to attic.

## Master Bedroom (3.87m x 3.19m)

Spacious double bedroom with carpeted flooring and a large front aspect window overlooking the green area.



## Bedroom 2 (3.63m x 3.20m)

Double bedroom, with carpeted flooring, fitted wardrobes offering ample storage and a rear aspect window overlooks the west facing garden.

## Bedroom 3 (2.80m x 2.30m)

Single bedroom with a fitted wardrobe ideal for storage, carpeted flooring and a front aspect window.





### Family Bathroom (2.04m x 1.82m)

A well-appointed fully tiled bathroom featuring a 3-piece suite with a Triton electric shower overhead and a rear aspect window.

## Garden Details

### Front

The property is approached by a concrete driveway providing convenient off-street parking for one car. The front garden is predominantly laid to lawn, with mature hedging and boundary walls offering privacy and definition. Gated side access leads to a pathway extending around the property, providing easy access to the rear garden.



### Rear

The sunny, west-facing rear garden is a delightful outdoor space, ideally positioned to enjoy the afternoon and evening sunshine. The garden features a patio area, perfect for al fresco dining, outdoor entertaining or simply relaxing in the sunshine. A practical block-built shed is fully wired and houses a Whirlpool washing machine and an Electrolux freezer. A separate timber Barna shed provides additional storage space. The garden is further enhanced by established hedging and boundary walls, creating a private setting.



## Features

- West Facing Rear Garden
- Minutes' walk to MTU and Leisure World
- Adjacent to a green area
- New Boiler
- Cul de Sac setting
- Fantastic Location
- Wide range of amenities nearby including schools, shops and sports facilities

## Heating

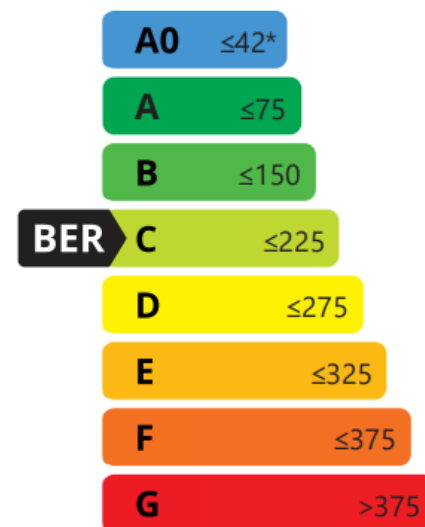
Gas Central Heating

## BER Details

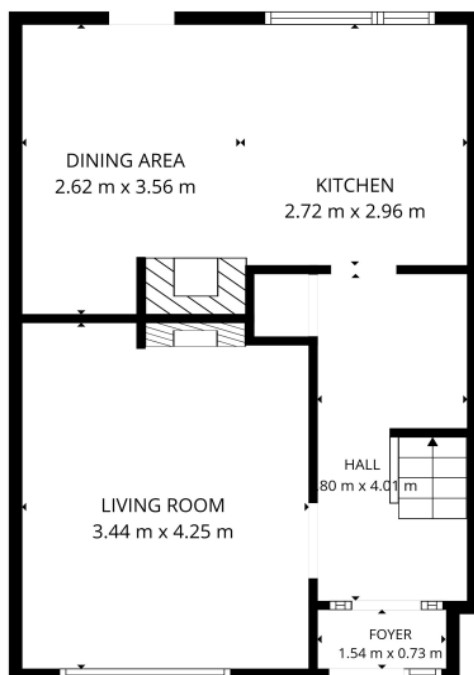
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BER No: **119975621**

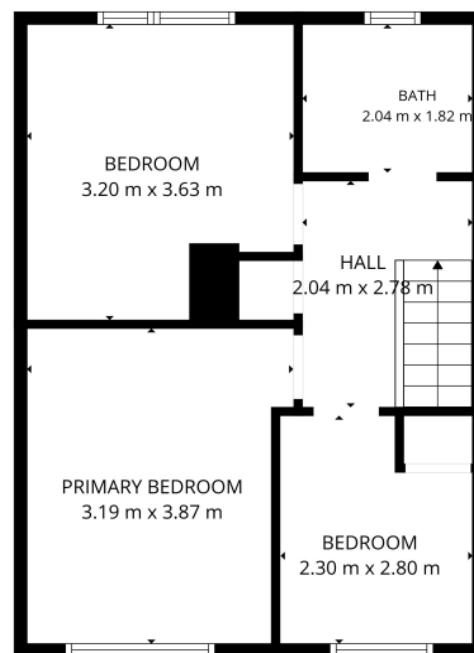
Energy Performance Indicator: **225 kWh/m<sup>2</sup>/yr**



# Floorplan



1st floor



2nd floor