



# Downey McCarthy

*...the people you can trust*

## 1 Roselawn, Pouladuff Road, Cork



ERA Downey McCarthy are delighted to launch to the market this lovely three bedroom terraced property in an ideal location within close proximity to Cork city centre, The Lough and UCC. The property is also easily accessed from the South Ring Road and boasts a fantastic annex living space at the rear of the property which could also be utilized as an additional living space or a home office.



**AMV: €275,000**

**BER E2**

**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

## | FEATURES

- Approx. 73.17 Sq. M. / 788 Sq. Ft.
- Annex approx. 22.87 Sq. M. / 246 Sq. Ft.
- Built c. 1980
- BER E2
- Spacious, enclosed rear garden
- Fantastic annex living space at the rear of the property
- Private parking
- Superb location
- Walking distance to all amenities
- Close to Cork city centre, The Lough, UCC
- Easily accessed from the South Ring Road

## | RECEPTION HALLWAY

4.17m x 1.76m (13'6" x 5'7")

A solid wooden door with glass panelling allows access to the main reception hallway. The hallway has tiled flooring, one centre light piece, one radiator and power points. The gas boiler is housed underneath the stairs.

## | LIVING ROOM

4.17m x 3.11m (13'6" x 10'2")

The living room has one window to the front of the property, laminate flooring, one centre light piece, built-in storage units, a feature fireplace, one radiator and ample power points.





## | KITCHEN/DINING

3.04m x 4.99m (9'9" x 16'3")

The kitchen/dining area has tiled flooring, two light pieces, one window overlooking the rear of the property, a feature fireplace and a wooden door with glass panelling allowing access to the rear garden. The kitchen also features units at eye and floor level with extensive worktop counter and tiled splashback, a stainless steel sink and ample power points.



## | STAIRS AND LANDING

The stairs and landing is newly carpeted throughout. At the top of the landing there is one centre light piece and access to the hot press.

## | BEDROOM 1

3.66m x 2.57m (12'0" x 8'4")

This spacious double bedroom has one window overlooking the front of the property, an extensive array of built-in storage units, one radiator, laminate flooring, one centre light fitting and power points.



## | BEDROOM 2

2.96m x 3.09m (9'7" x 10'1")

This double bedroom has one window to the rear of the property, laminate flooring, one centre light piece, built-in storage, one radiator and power points.



## | BEDROOM 3

2.67m x 2.21m (8'7" x 7'2")

This single room has one window overlooking the front of the property, carpet flooring, one radiator, one centre light piece and power points.



## | BATHROOM

1.78m x 1.78m (5'8" x 5'8")

The main family bathroom features a four piece suite including an electric shower integrated over the bath. Other features include one centre light piece, floor and wall tiling, and one frosted window to the rear of the property.

## | ANNEX

3.78m x 6.05m (12'4" x 19'8")

This fantastic living space has a wooden door allowing entrance to an open living/kitchenette and w.c. There is a superb, light-filled double aspect room which features tiled flooring, a kitchenette area, five light pieces, one Velux window, two radiators, ample power points and a door allowing access to the bathroom. The bathroom features a three piece suite, one Velux window, one centre light piece and tiled flooring.



**Disclaimer:** The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.

## | DIRECTIONS

Please see Eircode T12 K273 for directions.



## | ALL ENQUIRIES TO:

**Sean McCarthy**  
**086 8385768**  
**sean@eracork.ie**



 **Downey McCarthy**  
*....the people you can trust*

**Disclaimer:** The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.