

28 Harrisons Place, Charleville, Cork **BER G**



ERA Downey McCarthy are delighted to launch to the market this two bedroom, semi-detached house, located in a sought after residential area within walking distance of Charleville town centre and all its amenities including bars, restaurants, shops and schools. Situated on a spacious site of 0.1 acres, this property currently benefits from full planning permission for the construction of a two storey wrap around extension offering a further 82 square meters of accommodation and making it an ideal home for a family to expand.



AMV: €125,000

PSRA Licence No. 002584

Accommodation

- Entrance Hallway 1.69m x 2.86m

A glazed front door provides access to a welcoming entrance hallway, which has one centre ceiling light, one wall mounted radiator, carpet floor covering and under-stairs storage. A second glazed door leads through to the kitchen area.

- Kitchen 3.09m x 2.87m

The kitchen area has one centre ceiling light, fitted floor units, a stainless steel sink, plumbing for washing machine, one wall mounted radiator, timber flooring and a glazed panel door leading to a bright conservatory area at the rear of the property.



- Living Room 4.85m x 3.3m

This is a spacious room, accessed via a glazed panel door from the kitchen. There is one centre ceiling light, windows to both front and rear, providing a double aspect, cast iron & tile surround open fireplace, timber flooring, one wall mounted radiator and ample power points.



- Conservatory 2.81m x 2.62m

The conservatory area has vinyl floor covering and a PVC, lean-to, translucent roof with a corner window and sliding patio door to the rear garden which allow for the room to be flooded with natural light.



- Bathroom 3.09m x 1.48m

The main bathroom has a three piece suite with one window overlooking the rear of the property. Features include one centre light fitting, vinyl flooring, one radiator and partly tiled walls.

- Stairs and Landing 1.74m x 0.97m

This area has carpet floor covering, and a window at the landing which overlooks the front of the property. There is also a hot press situated here, with a hot water cylinder and electric immersion.

- Bedroom 1 4.88m x 3.02m

This is a fine, spacious double room with one centre ceiling light, a window which overlooks the side of the property, one wall mounted radiator, carpet floor covering and ample power points. This bedroom also boasts an en-suite shower room.



- En-Suite/Bathroom 1.6m x 1.83m

This room has one centre ceiling light, one shower enclosure with a Triton T90 electric shower, one w.c, and one wash hand basin.

- Bedroom 2 3.07m x 2.88m

Another spacious room with one centre ceiling light, one window overlooking the rear garden, one wall mounted radiator and carpet floor covering.



Features

- Gross internal floor area 75 sq.m. (807 sq.ft.)
- Full planning permission granted for a further 82 sq.m. (883 sq.ft.) Planning Ref: 205688
- Built c. 1940's
- BER G
- Off-street parking
- Spacious site
- Oil fired central heating
- 10 minutes' walk to Charleville town centre
- Close to local amenities including bars, restaurants shops and schools
- Idea family home or investment opportunity

Directions

Please see Eircode P56 YP02 for directions.



Will Lyons
60 South Mall, Cork
087 649 4740
will@eracork.ie

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.



€125,000

PSRA Licence No. 002584