

104 Lower Friars Walk, Ballyphehane, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is excited to launch to the market this impressively presented, three/four bedroom mid townhouse situated on a large, sunny west facing site offering obvious future development potential. The property benefits from its positioning close to a host of local amenities including primary and secondary level schools, shops, bars, restaurants and a local park. Cork city centre is an easy 30 minutes walk away and the property is located near a number of bus routes allowing convenient access to the city centre and Wilton.



AMV: €285,000

BER E1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 81 Sq. M. / 872 Sq. Ft.
- Built in 1950
- Superb west facing rear garden allowing future development potential if required
- Much sought after location close to all amenities
- Gas fired central heating
- Double glazed windows
- BER E1 with potential to increase to a B2 rating subject to specific works

| RECEPTION HALLWAY

3.05m x 1.8m (10'0" x 5'9")

A PVC door with glass panelling allows access to the hallway. The area has tile flooring, two power points, attractive décor and extensive storage under the stairs.



| LIVING ROOM

4.35m x 3.1m (14'2" x 10'1")

A spacious main living area has one window with curtain rail overlooking the rear garden. There is attractive décor, high quality laminate timber flooring, one centre light piece, one television point, one radiator, four power points and an open fire place.



| KITCHEN/DINING

3.4m x 2.25m (11'1" x 7'3")

The kitchen is designed with units at eye and floor level on both sides of the room, along with a worktop counter and tiled splash-back. The kitchen accommodates space for a gas cooker, fridge/freezer, and plumbing for a washing machine. There is tile flooring, one radiator, ten power points and a window that overlooks the rear garden. A PVC door with glass panelling allows access to the rear garden.



| DINING ROOM/ BEDROOM 4

2.1m x 3.6m (6'8" x 11'8")

This versatile room could serve a multitude of uses is located on the ground floor. The room features laminate timber flooring, one radiator, two telephone points, six power points, and a window overlooking the front of the property.



| STAIRS & LANDING

0.85m x 3.55m (2'7" x 11'6")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one centre light piece.

| BEDROOM 1

3.9m x 3.2m (12'7" x 10'4")

This superb double bedroom features two windows to the front of the property, offering stunning views of the Frankfield/Douglas area and Tory Top Park. The room has laminate timber flooring, one centre light [piece, one large radiator, one television point and four power points.



| BEDROOM 2

2.55m x 4.4m (8'3" x 14'4")

A large double bedroom has one window overlooking the rear garden, laminate timber flooring, one centre light piece, one radiator and two power points.



| BEDROOM 3

3m x 2.4m (9'8" x 7'8")

A generous double bedroom with a window overlooking the front of the property. The room is equipped with laminate timber flooring, one centre light, one radiator, three power points, and integrated storage units.



| BATHROOM

2.55m x 2.25m (8'3" x 7'3")

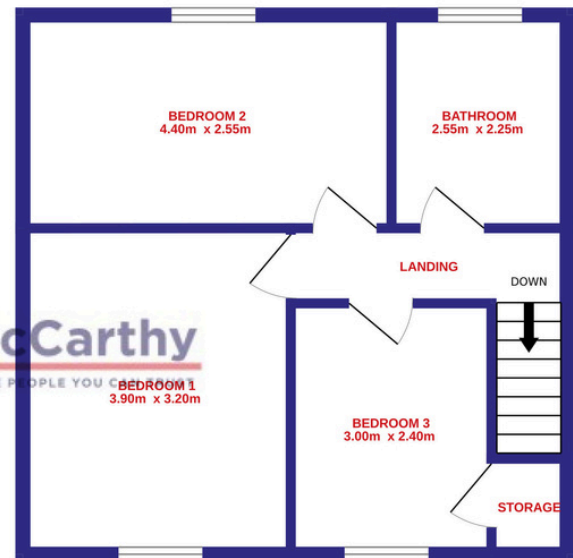
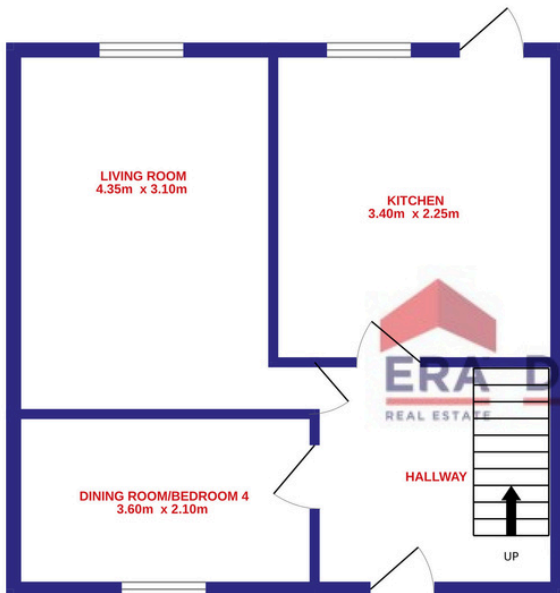
This family bathroom features a four piece suite, with a Mira Sport electric shower installed above the bath. The space features contemporary tiling from floor to ceiling, one centre light piece, one radiator, an extractor fan, and a frosted glass window overlooking the rear garden. Access to the attic can be gained from this area.



| FLOOR PLAN

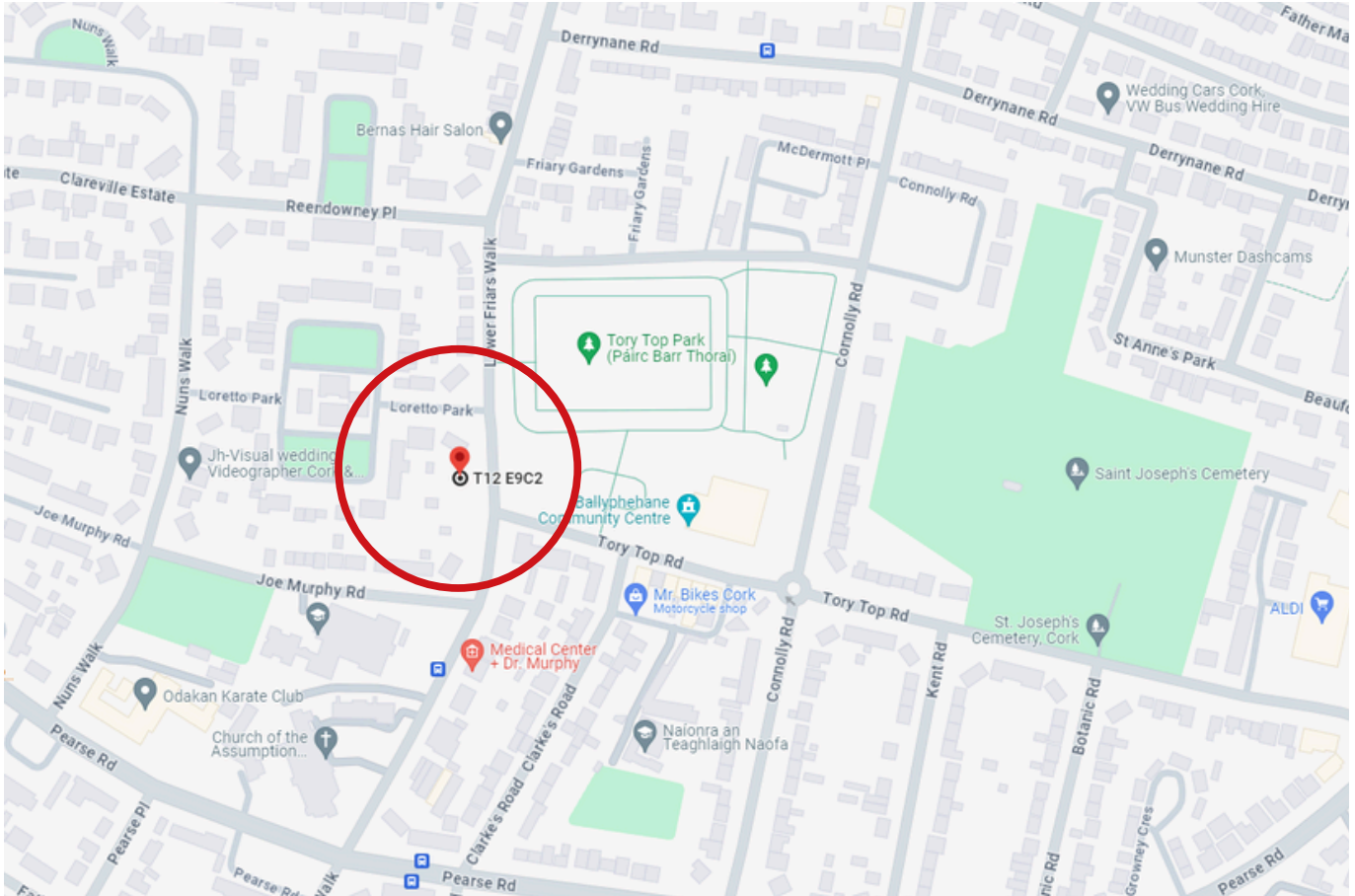
GROUND FLOOR

1ST FLOOR



| DIRECTIONS

Please see Eircode T12 E9C2 for directions.



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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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