

58 Mount Eden Road, Gurranabraher, Cork



Garry O'Donnell of ERA Downey McCarthy is delighted to present to the market this immaculately maintained, three bedroom semi-detached property which benefits greatly from its positioning on a large corner site with obvious future development potential subject to planning permission and a sunny west facing rear aspect.



AMV: €225,000

BER C3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 64 Sq. M / 686 Sq. Ft.
- Built in 1950
- BER C3
- New double glazed windows and front door
- Gas fired central heating
- Modern fitted kitchen
- Modern interior finish
- Generous corner site with development potential SPP
- West facing aspect
- Superb location
- On the 202 and 202A bus route
- Ideal first time buy/investment

| RECEPTION HALLWAY

2.1m x 1.8m (6'8" x 5'9")

A composite door with a portal glass panel allows access to the reception hallway. The hallway has attractive tile flooring, recessed spot lighting, under stairs storage, two power points and two telephone points.



| KITCHEN/DINING

2.75m x 3m (9'0" x 9'8")

The kitchen/dining area features one centre light piece, one radiator, one window to the front of the property with blinds and views of the countryside and tile flooring throughout. There are modern fitted units at eye and floor level in an L-shape with worktop counter space and attractive tile splashback.



The kitchen includes a double oven, integrated gas hob and extractor fan, plumbing for a washing machine, space for a fridge freezer, a pantry area, eight power points and integrated bin storage.



| LIVING ROOM

4.4m x 3.95m (14'4" x 12'9")

The living room has one window to the rear of the property including a roller blind, curtain rail and curtains. The room has impressive oak timber flooring, recessed spot lighting, an open fireplace with granite hearth and an attractive colour palette. There is one radiator, six power points and one television point. A door from the room allows access to a rear hallway.



| REAR HALLWAY

2.36m x 0.8m (7'7" x 2'6")

The rear hallway has tile flooring, two light pieces, one radiator and a PVC door with glass panelling allowing access to the rear yard.

| GUEST W.C

1.2m x 0.8m (3'9" x 2'6")

A guest w.c off the rear hallway features a two piece suite, tile flooring, one wall-mounted light piece and a tile splashback.



| STAIRS AND LANDING

1.46m x 1.35m (4'7" x 4'4")

The stairs and landing have carpet flooring. At the top of the landing there is one centre light piece and an access hatch to the attic.



| BEDROOM 1

3.6m x 2.65m (11'8" x 8'6")

A spacious double bedroom has one window to the rear of the property, overlooking the rear garden, and including a curtain rail and curtains. The room has high quality laminate timber flooring, built-in wardrobes, one centre light piece, two wall-mounted light pieces, one radiator, one television point and six power points.



| BEDROOM 2

2.75m x 2.65m (9'0" x 8'6")

A spacious double bedroom has one window to the front of the property with a roller blind, a curtain rail and curtains, offering panoramic views over the surrounding countryside. The room has high quality laminate timber flooring, attractive décor, one centre light piece, one large radiator, wall-mounted shelving and six power points.



| BEDROOM 3

2.62m x 2.05m (8'5" x 6'7")

A spacious single bedroom has one window to the rear of the property, high quality laminate timber flooring and attractive décor. There is one centre light piece, one wall-mounted light piece, wall-mounted shelving, one radiator and two power points.



| BATHROOM

1.74m x 2.1m (5'7" x 6'8")

The main family bathroom features a three piece suite including a Mira Elite ST electric shower. The room has impressive floor and wall tiling, one window to the front of the property, recessed spot lighting, one large radiator, one extractor fan and integrated storage under the sink.



| GARDENS AND EXTERIOR



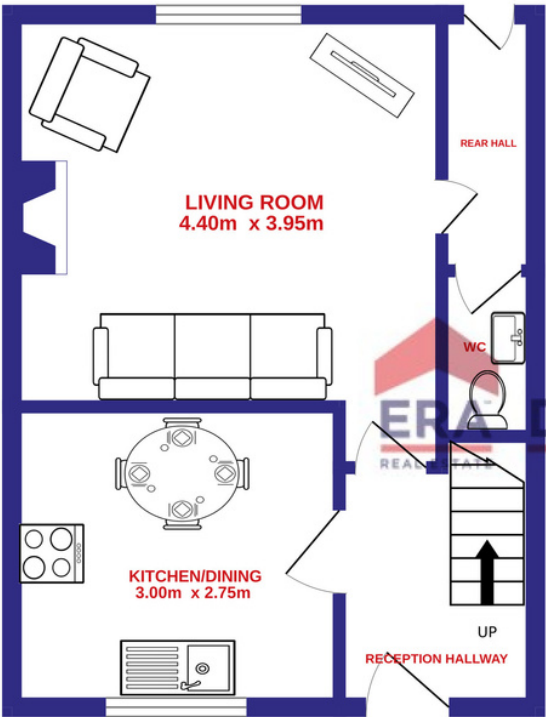
The front of the property is fully enclosed with block built walls. A generous concrete driveway offers off street parking for two/three vehicles. A raised front garden has mature shrubs and plants abound, purpose built flower beds and is laid to lawn.

The properties large site could offer future development potential subject to planning permission.

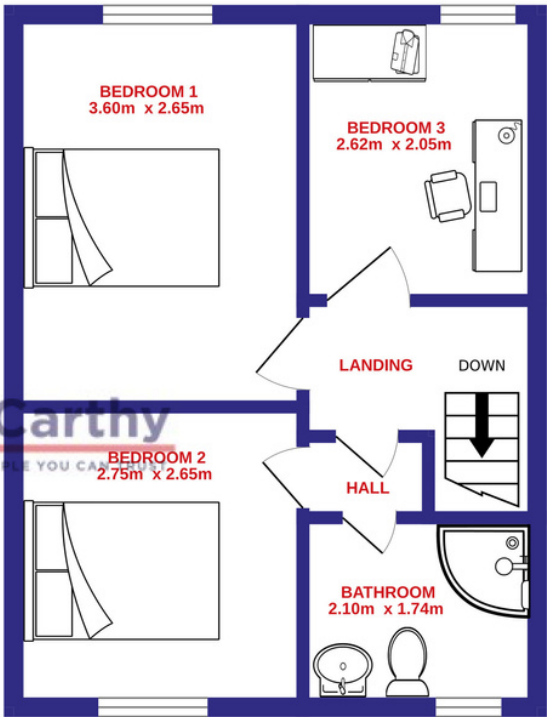
The rear of the property is fully enclosed and is set over two levels and benefits greatly from its sunny westerly aspect. The lower level is located just off the rear hallway and is a maintenance free concrete area. Steps from here allow access to an elevated patio area ideal for summer entertaining. Off the raised patio area is a generous sized garden which is laid to lawn, includes a Barna shed, a block built shed, raised flower beds and is enclosed with fencing.

| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



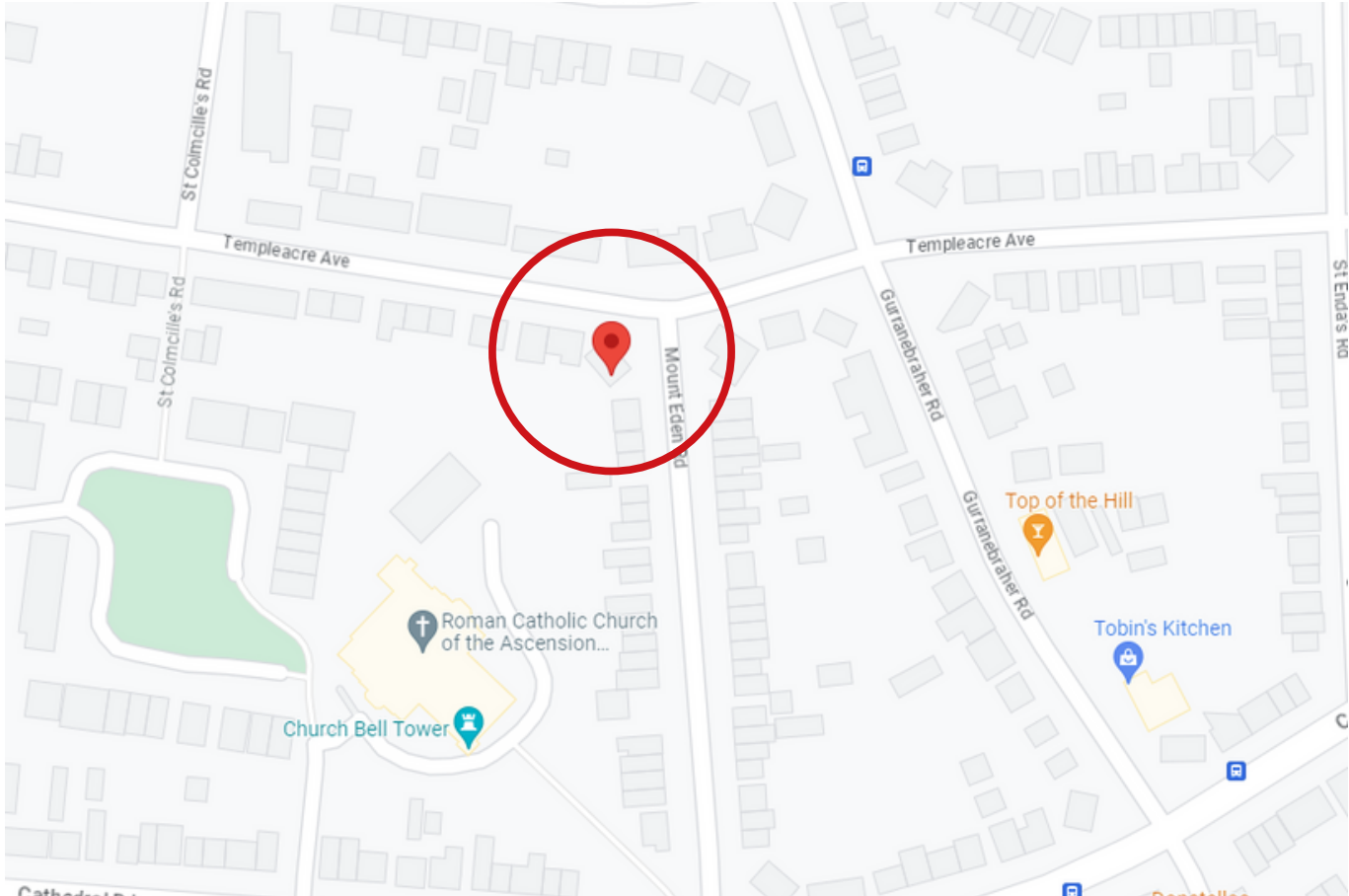
TOTAL FLOOR AREA : 64.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| DIRECTIONS

Please see Eircode T23 H3N0 for directions.



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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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