



Downey McCarthy

....the people you can trust

20 Tiffany Downs, Bishopstown, Cork



ERA Downey McCarthy are pleased to offer to the market this superb and well-maintained three bedroom terraced property situated in a mature residential area in Bishopstown and close to all amenities including CUH, CIT, UCC, Wilton Shopping Centre and main bus routes. Viewing highly recommended to appreciate what this property has to offer.



AMV: €275,000

BER D1

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 80.11 Sq. M. / 862 Sq. Ft.
- Built in the 1980's approx.
- Natural Gas Central Heating
- Three spacious bedrooms
- Off-street parking
- Mature residential location
- Close to all amenities including CUH & CIT.
- Walking distance to Wilton Shopping Centre
- Easy access to Bandon Road Roundabout and South Ring Road
- On the main 208 bus route
- Lovely private rear garden

| RECEPTION HALLWAY

4.68m x 1.88m (15'3" x 6'1")

A laminate door allows access to the main reception hallway. The hallway has laminate timber flooring, one centre light fitting, one radiator and ample power points.

| LIVING ROOM

4.66m x 3.25m (15'2" x 10'6")

The living room has one large window overlooking the front of the property and allowing extensive natural light to fill the room. Other features include carpet flooring, one centre light fitting, a feature fireplace and ample power points.



| KITCHEN/DINING

3.47m x 5.21m (11'3" x 17'0")

This room has one large window overlooking the rear of the property, solid fitted units at eye and floor level, tiled splashback and extensive worktop counter. The kitchen has laminate tile effect flooring and the dining space has laminate timber effect flooring. The kitchen has space for an oven, refrigerator and dishwasher, plumbing for a washing machine and a doorway which gives access to under stairs storage.



| STAIRS AND LANDING

3.28m x 1.98m (10'7" x 6'4")

The landing has carpet flooring, one centre light fitting, a hot press which is shelved for storage and access to the attic.

| BEDROOM 1

3.66m x 2.91m (12'0" x 9'5")

A spacious double bedroom with one window overlooking the front of the property, built-in wardrobe units, one radiator, carpet flooring, one centre light fitting and power points.



| BEDROOM 2

3.63m x 3.13m (11'9" x 10'2")

This bedroom has one window overlooking the rear of the property, built-in wardrobe units, one radiator, carpet flooring, one centre light fitting and power points.



| BEDROOM 3

2.56m x 2.22m (8'3" x 7'2")

This single bedroom has one window overlooking the front of the property, built-in wardrobe units, carpet flooring, one centre light fitting and power points.



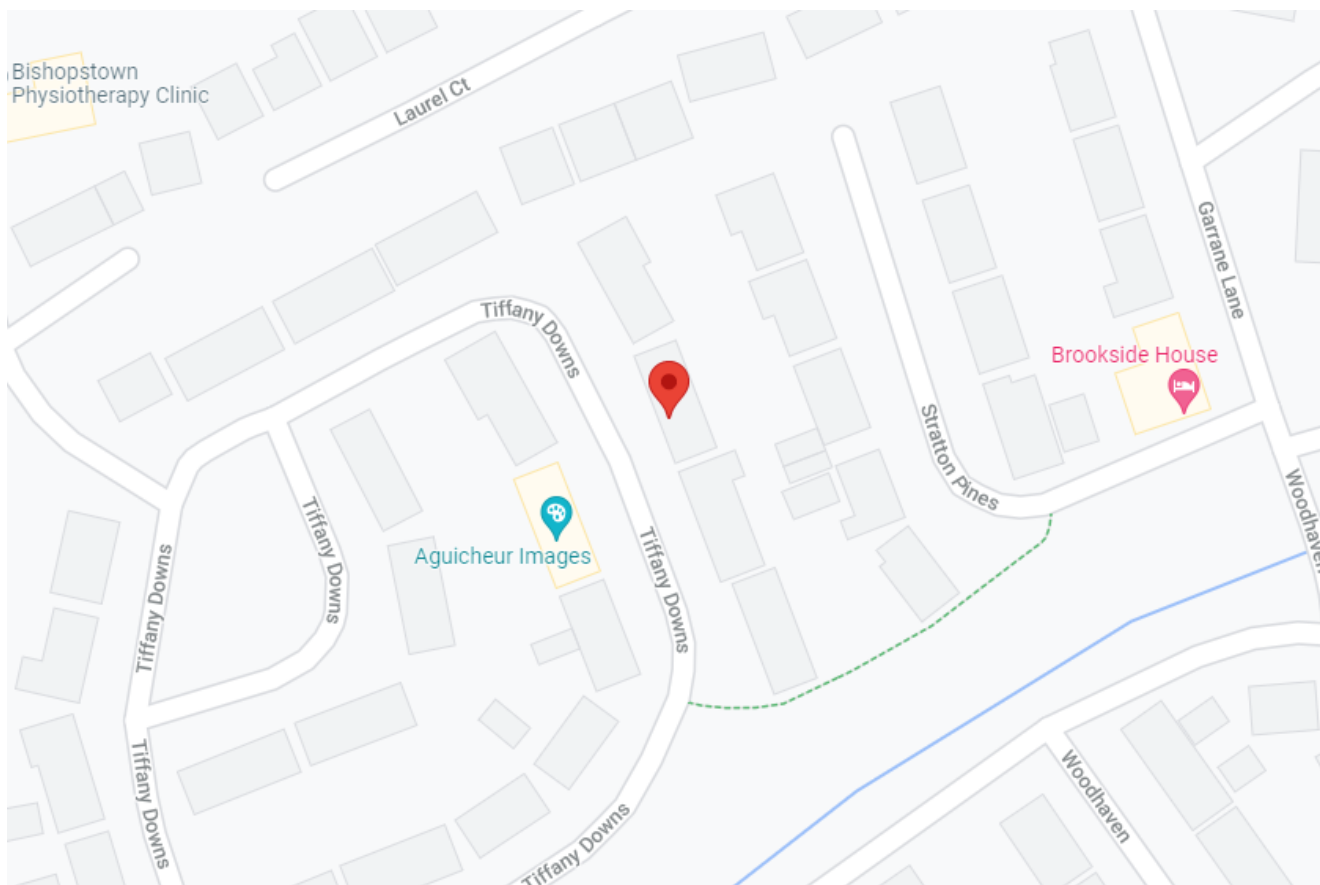
| BATHROOM

1.97m x 1.98m (6'4" x 6'4")

The main family bathroom features a three piece suite, one centre light fitting and floor and wall tiling.

| DIRECTIONS

Please see Eircode T12 AK2N for directions.



| ALL ENQUIRIES TO:

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