



Downey McCarthy

....the people you can trust

90 Bakers Road, Gurranabraher, Cork



Garry O'Donnell of ERA Downey McCarthy is delighted to present to the market this superbly positioned three bedroom semi-detached property in this the much sought after residential location which is close to all amenities including shops, schools, public houses, fast food outlets, post office, and pharmacies. The property is located on a main bus route to Cork city centre and is within a 10 minute walk from Apple Ireland, Hollyhill.



AMV: €225,000

BER E1

60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Approx. 83 Sq. M / 900 Sq. Ft
- Built C. 1960
- BER E1
- 10 minute walk to The Apple Ireland Plant Hollyhill
- Large rear & side garden with future development potential subject to FPP
- Gas fired central heating
- Off-street parking for one car
- Ideal first time buy/investment opportunity
- Close to all local amenities
- Mix of double glaze PVC and single glaze teak windows

| RECEPTION HALLWAY

3.25m x 2.53m (10'6" x 8'3")

A teak door with glass centre panelling allows access to the welcoming reception hallway. This area has tile flooring, under stair storage, one centre light piece, one large radiator, and one alarm control point.



| LIVING ROOM

4.46m x 3.24m (14'6" x 10'6")

A spacious main living area has a large window to the front of the property including a curtain rail, curtains and a blind. The room has high quality laminate timber flooring and attractive covings surrounding the ceiling and centre light piece. Other features include an open fire place, built-in display cabinets, two wall-mounted light pieces, one centre light piece, one radiator, four power points and a television point. Double doors with attractive stain glass panelling allow access from the living room to a superb, extended kitchen/dining area.



| KITCHEN/DINING AREA

5.8m x 3.11m (19'0" x 10'2")

This room features units at eye and floor level on both sides with extensive worktop counter space. The room offers tile flooring throughout, an integrated extractor hood and tiled splashback. Other features include plumbing for a washing machine and dishwasher, a stainless steel bowl and a half sink, nine power points, one radiator and a hot press area which is shelved for storage.



The room offers ample dining space and a sliding door allows access to a rear patio area.

| BEDROOM 3

3.46m x 2.53m (11'3" x 8'3")

Situated on the ground floor, this is a spacious double bedroom with one window overlooking the rear garden including a curtain rail and curtains. The room has laminate timber flooring, one radiator, one centre light piece and two power points.



| SHOWER ROOM

1.94m x 1.52m (6'3" x 4'9")

Conveniently located off the hallway, this shower room has a two piece suite and a double corner shower area incorporating a Bristan electric shower. One window overlooks the side of the property and other features include a radiator and one centre light piece.

| STAIRS AND LANDING

The stairs and landing have been fitted with carpet flooring throughout. The top of the landing has one centre light piece, one smoke alarm and access to the attic.

| BEDROOM 1

5.68m x 3.26m (18'6" x 10'6")

This large double bedroom has one window to the front of the property offering panoramic views over Cork city. Other features include laminate timber flooring, built-in units from floor to ceiling, one centre light piece, one radiator, one telephone point and two power points.



| BEDROOM 2

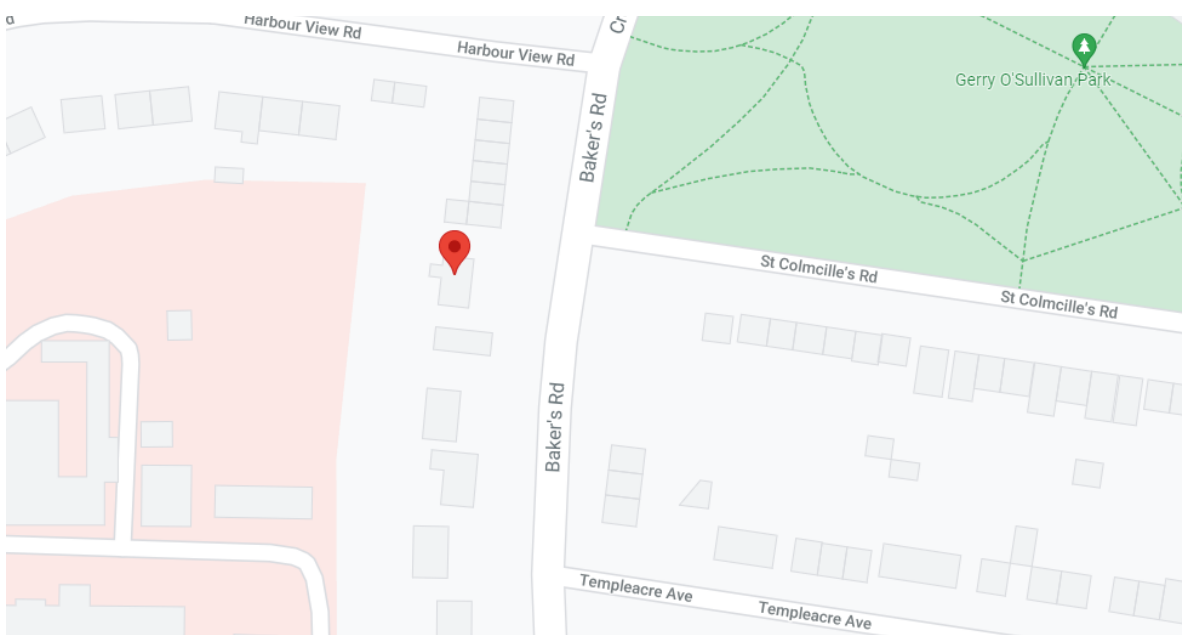
2.76m x 3.27m (9'0" x 10'7")

A spacious double bedroom has one window to the side of the property including a curtain rail and curtains. Other features of this room include laminate timber flooring, one large radiator, one centre light piece and one power point.



| DIRECTIONS

Please see Eircode T23 K6WA for directions.



| ALL ENQUIRIES TO:

Garry O'Donnell
087 752 2244
garry@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.