

## 31 Donscourt, Bishopstown, Cork City **BER D1**



ERA Downey McCarthy are delighted to present to the market this 3 bedroom semi detached property located in the much sought after area of Donscourt in Bishopstown, near to the CUH and the ring road network.



AMV: €225,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 4.4m x 1.8m
- Living Room 3.53m x 3.86m

A bright spacious reception hallway that has carpet flooring throughout. The area has one centre light fitting, one radiator, two telephone points and extensive under stair storage. The under stair storage has plumbing for a washing machine and space for a drier.

The living room has one window to the front of the property with curtain rail and curtain. Features include carpet flooring, an open fireplace, one centre light fitting, one radiator, two television points, two telephone points and one power point.



- Kitchen/Dining 3.7m x 5.8m

The kitchen features modern maple fitted units at eye and floor level with an extensive worktop counter and tile splash back. The room has tile flooring throughout, one window overlooking the rear of the property and a pvc door with glass paneling provides access out to the rear garden. The kitchen includes an integrated oven, hob, extractor fan, space for a fridge freezer, plumbing for a washing machine and a stainless steel sink. The room has extensive dining space, two centre light fittings, one radiator and one open fireplace.





- Stairs and landing

The stairs and landing have been fitted with carpet flooring throughout. At the half landing one window overlooks the side of the property and the area has one centre light fitting.

- Bedroom 1                      3.7m x 3.7m

A spacious double bedroom that has one window overlooking the rear of the property. Features include carpet flooring, one centre light fitting, one radiator and two power points.



- Bedroom 2                      3.6m x 3.71m

A double bedroom with one window to the front of the property. The room has carpet flooring, one radiator, one centre light fitting and one power point.





- Bedroom 3                      2.6m x 2.5m                      A single room with one window overlooking the front of the property. Features include carpet flooring, one centre light fitting, one radiator and the gas boiler is housed in this room.




- Main Bathroom                      2.65m x 2.0m                      The bathroom features a three piece suite with a Mira Elite QT electric shower fitted over the bath. The room has one window overlooking the rear of the property, tile flooring, fully tiled walls, a hot press area is shelved for storage, one radiator and an access hatch provides access to the attic.

## Features

- 84 Sq.M / 904 Sq.ft
- BER D1
- Year Built 1980
- Gas fired central heating
- Double glazed windows
- South-facing rear garden
- Quiet cul-de-sac location
- Close to all amenities including the CUH, CUMH, the Wilton shopping centre
- Excellent rental opportunity
- New flooring throughout
- Modern fitted kitchen
- Recently repainted

## Directions

Please see the Eircode T12 HRW0 for directions

	<p>Garry O'Donnell 60 South Mall, Cork 087 752 2244 garry@eracork.ie</p>
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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.



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