

3 Maple Wood, Pembroke Wood, Passage West, Cork



ERA Downey McCarthy are very pleased to present this charming 3 bed semi detached family home to the market. This property would make a wonderful starter home and it comes in superb condition throughout. No. 3 has the benefit of a lovely, west facing, fully enclosed garden at the rear while at the front of the property there is a super lawn and 2 parking spaces.



€225,000

PSRA Licence No. 002584

Accommodation

- Porch

Well finished porch that has carpet flooring, one centre light piece radiator and double glazed windows to both sides and to the front of the property. A wooden door with glass side paneling allows access into the hallway.

- Hallway 5.0m x 2.0m

The hallway has laminate timber flooring, one radiator and one centre light piece. Under the stairs is a guest loo with a wash hand basin, tile splash back, mirror, one centre light piece and a WC.

- Living Room 4.5m x 4.0m

Fabulous, spacious room with laminate timber flooring, one radiator, one centre light fitting and six power points. One large window overlooks the front of the property and the room has a feature electric fireplace with a wooden surround.



- Kitchen/Dining Area 3.6m x 5.9m

An open plan kitchen/dining area with two light fittings in both areas. The kitchen has vinyl flooring, solid wood units at eye and floor level, stainless steel sink, tile splash back, six power points and an extractor fan. The dining area has a sliding door that allows access out to the rear of the property. The dining area also has vinyl flooring, two power points and one radiator.



- Stairs and Landing 3.1m x 1.9m

The stairs and landing have carpet flooring throughout. The landing area has one window looking out over the side of the property, one single light fitting and a Stira staircase allows access to the attic.

- Bedroom 1 3.2m x 4.1m

The main bedroom has one large window overlooking the front of the property. Features include one centre light piece, six power points, built-in wardrobe, one radiator and a doorway allows access to the en suite bathroom.

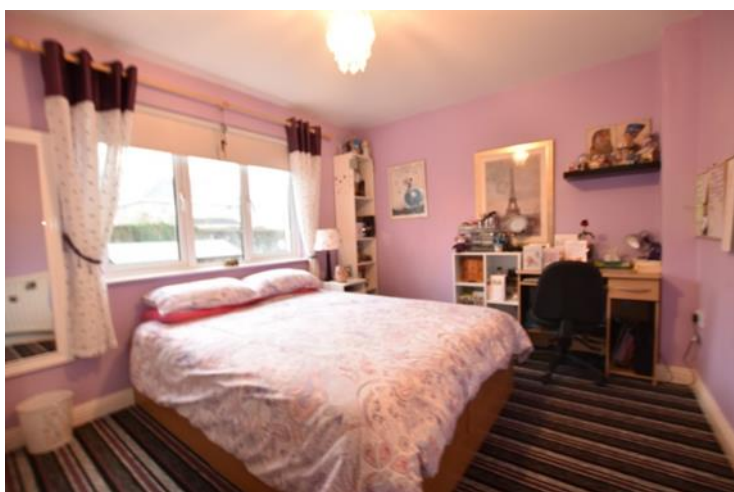


- En Suite 0.7m x 3.0m

The en suite bathroom has one radiator, one centre light fitting, extractor fan and wash hand basin with tile splash back. The area has a vinyl flooring and power shower.

- Bedroom 2 3.1m x 3.9m

The room has one window overlooking the rear of the property. Features include one radiator, built-in wardrobe, carpet flooring, one centre light fitting and four power points.



- Bedroom 3 2.8m x 2.6m

A spacious single bedroom with one window to the front of the property. The room has carpet flooring, one centre light piece, one radiator, four power points and a built-in wardrobe.



- Main Bathroom 1.9m x 1.9m

The family bathroom has tile flooring, heated towel rail and large shower cubicle with a Triton Electric shower. Features include an ornate wash hand basin with a large vanity mirror overhead, one WC and one window overlooking the rear of the garden.

Features

- Approx 1,033 ft²
- PVC double glazed windows and door
- Excellent condition throughout
- Private rear garden
- Within a short distance of Douglas Village, Cork City Centre and Cork Airport
- Superb storage space in the attic

Directions

Please see Eircode T12 KDY9 for directions



James Cogan
60 South Mall, Cork
087 2448284
james@eracork.ie

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