

## 1 St. Declan's Road, off Cathedral Road, Gurrabraher, Cork



ERA Downey McCarthy auctioneers are delighted to launch to the market this super three bedroom end of terrace property situated on a fine corner site just off Cathedral Road. No. 1 St. Declan's has an extra wide driveway to the front with valuable parking spaces for two vehicles. rear gardens.



€190,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 3.62m x 1.96m

A teak and glass panel front door leads into the reception hallway, stairs lead to the first floor landing, one radiator, a cabinet houses the esb meter and service board, one centre light fitting and semi-solid wooden floor. A doorway allows access to the back hallway, neat utility area under the stairs with space and plumbing for a washing machine and a drier. There is also a separate small storage press under the stairs which neatly hides away any hoovers, shopping bags etc.

- Living Room 4.65m x 2.73m

The living room has an open fireplace and a fitted wall cabinets on both sides. A large window overlooks the front of the property with net curtains and curtain pole. Features include carpet flooring, one centre light fitting and one radiator.



- Kitchen/Dining Room 2.73m x 3.08m

A fully fitted kitchen with an integrated oven and hob, space for a fridge freezer and a stainless steel sink is positioned underneath the window which overlooks the back garden. Other features include a fitted gas boiler, vinyl flooring, one centre light fitting and a sliding door allows access to the main bathroom.



- Main bathroom 1.78m x 1.53m

One large window overlooking the back, centre light piece, fitted Triton electric shower over the bath, radiator, fully tiled walls and floors, W.C,

wash hand basin and a fitted shaver light and mirror.

- Bedroom 1 4.85m x 2.66m

A spacious double bedroom with three windows that allows in plenty of natural daylight. One large window overlooks the front, a picture window also to the front and one window to the side looks onto Cathedral Road. This window gives great views south over the city.

The room has solid varnished wooden floors, one radiator, one centre light fitting and a pull down ladder gives access to the attic. The hot press is housed in the main bedroom, it has a presealed tank that is neatly positioned over the stairs. There is plenty of room in this bedroom to build an en suite bathroom if required.



- Bedroom 2 3.72m x 2.62m

This double bedroom has two windows, one on the back wall and one on the side wall. Features include fitted bedroom wardrobes, one radiator, varnished wooden floor and one centre light fitting.



- Bedroom 3 2.75m x 2.13m

A spacious single bedroom with one window overlooking the back of the property. The bedroom is currently laid out as an office. Features include one radiator, one centre light fitting and solid varnished wooden floor.

## Features

- 667 Sq. Ft. Approx.
- Natural Gas fired central heating
- PVC Double glazed windows
- Much sought after location close to all amenities
- 10 Minute walk to Cork city centre
- Located adjacent to the No 202 Bus Route serving Apple Ireland & Mahon Point
- Excellent first time buy/Investment

## Directions

Please see Eircode T23 X0AW for directions.



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