

7 St. Theresa's Road, Gurrabraher, Cork



ERA Downey McCarthy are delighted to bring to the market this superbly presented and beautifully extended, three bedroom end of terrace property situated in a popular and convenient location, close to the city centre. This property benefits from its position on a private corner site, spacious living and bedroom accommodation and proximity to all local amenities in the city as well as major Cork employers such as Apple, Mercy Hospital and UCC.



AMV: €295,000

BER C3

60 South Mall, Cork.

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PSRA No. 002584

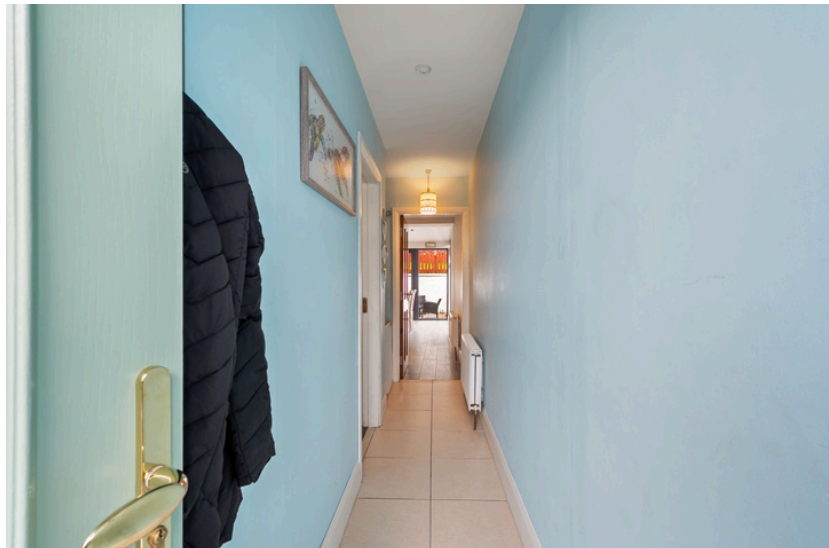
| FEATURES

- Approx. 83.05 Sq. M. / 894 Sq. Ft.
- Built in 1950
- Extended to the rear on the ground floor only in 2016
- BER C3
- Natural gas fired central heating
- Modern fitted kitchen
- Secure side entrance
- Fully enclosed garden with an elevated top grass area that gets the sun throughout the day
- Much sought after location
- Close to all amenities including shops, pharmacy, restaurants, pubs
- 10 minutes' walk to Cork city centre
- Located just off Cathedral Road, on the 202 bus route
- On street parking with residents permit
- Ideal family home
- Ideal first time buy/investment

| RECEPTION HALLWAY

4.6m x 0.87m (15'0" x 2'8")

The reception hallway has tile flooring, alarm control point, service board, centre light fitting, radiator and solid doors lead into all rooms.



| LIVING ROOM

3.55m x 3.96m (11'6" x 12'9")

The living room has one window overlooking the front of the property. The room has attractive décor, high quality wood flooring, one centre light fitting, a fireplace with an open insert, plenty of space for a couch suite, one television point, one radiator and multiple power points throughout.



| OPEN PLAN KITCHEN/DINING/LIVING

6.7m x 4.9m (21'9" x 16'0")

A superb and most spacious open plan kitchen/dining/living area. The kitchen has solid fitted units at eye and floor level, an extensive worktop counter and tile splash back. There is an integrated dishwasher, space for a double oven, space for a fridge freezer, stainless steel sink and the gas boiler is situated in the kitchen area.



The dining/living area benefits from extensive natural light with large floor to ceiling glass doors and windows over looking the rear garden. Other features include high quality wood effect tile flooring, one large radiator, spotlights fitted throughout, multiple power points and a press under the stairs has a washing machine/dryer.



| STAIRS AND LANDING

2.8m x 2.09m (9'1" x 6'8")

The stairs and landing have carpet flooring throughout, one centre light fitting and solid doors lead into all rooms.



| BEDROOM 1

2.67m x 2.87m (8'7" x 9'4")

A super double bedroom with two windows overlooking the rear of the property. Features include laminate flooring, a large built-in wardrobe unit for storage, one radiator, one centre light fitting and multiple power points.



| BEDROOM 2

3.59m x 2.74m (11'7" x 8'9")

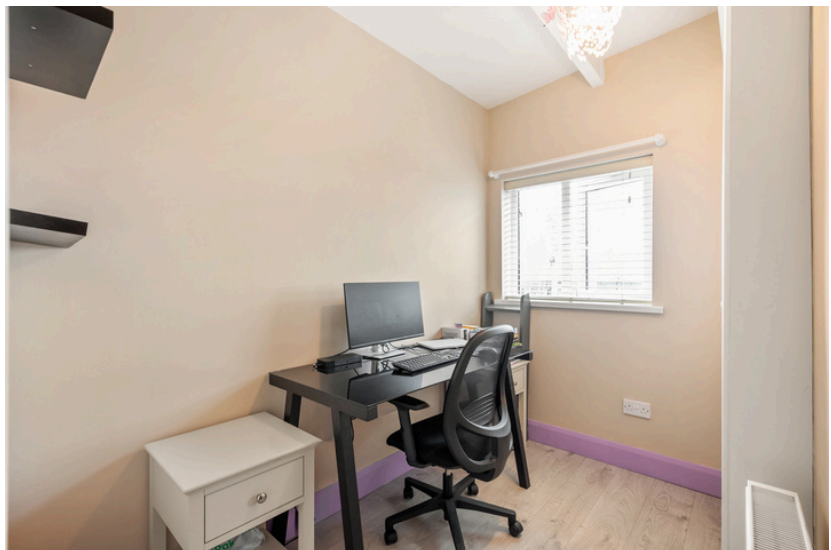
A spacious double bedroom with two windows overlooking the front of the property. Features include laminate flooring, a built-in wardrobe unit, radiator, centre light fitting and multiple power points.



| BEDROOM 3/OFFICE

2.64m x 2.09m (8'6" x 6'8")

Currently being utilized as a home office, this single bedroom has laminate flooring, one window overlooking the front of the property and one centre light fitting.



| BATHROOM

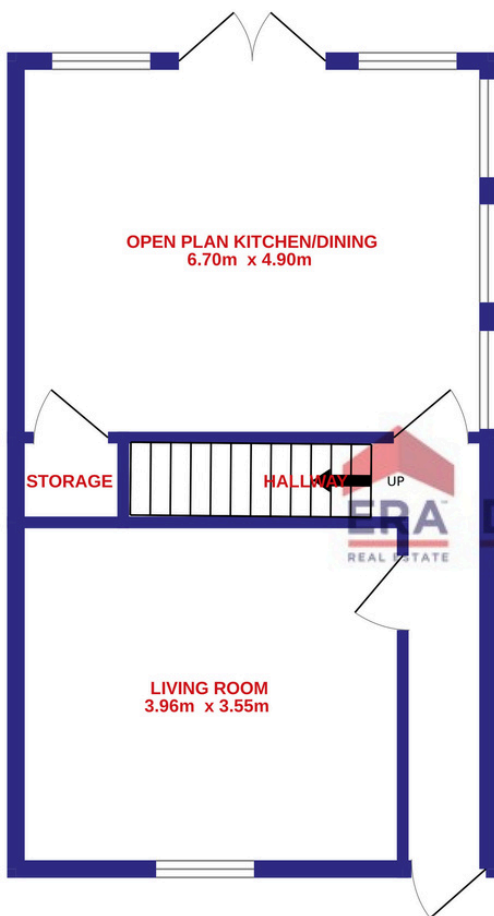
1.71m x 1.91m (5'6" x 6'2")

The main bathroom has a three piece suite with a Mira Sport electric shower fitted over the bath. The room has a frosted window overlooking the rear of the property, tile parquet flooring, fully tiled walls, radiator and centre light fitting.

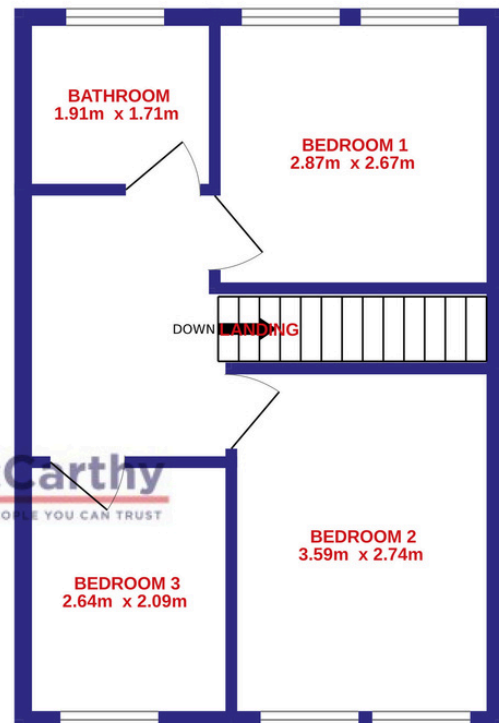


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



ERA Downey McCarthy
REAL ESTATE THE PEOPLE YOU CAN TRUST

| DIRECTIONS

Please see Eircode T23 VH3E for directions.



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