



Downey McCarthy

...the people you can trust

35 Churchfield Place East, Churchfield, Cork



ERA Downey McCarthy are delighted to bring to the market this superbly presented, three bedroom terraced property which has been recently refurbished and modernised throughout. The property benefits from a newly fitted kitchen and bathroom as well as new flooring throughout plus a new oil boiler. Ideally located close to all amenities, this property is an ideal first time buy or investment opportunity. There is a west facing garden at the rear, which also comes with a side entrance and a shed.



AMV: €195,000

BER D1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 89.8 Sq. M / 967 Sq. Ft
- Built in the 1960's approx.
- BER D1
- Oil fired central heating - new boiler 2023
- Three bedrooms
- Completely modernised and refurbished
- Modern fitted kitchen
- Recently replastered, rewired and repainted throughout
- New flooring
- Close to all amenities including schools, gym, sports complex, supermarkets, cafes
- Short walk to Cork city centre
- On the 202 bus route

| RECEPTION HALLWAY

3.72m x 1.75m (12'2" x 5'7")

A new composite door with glass centre and side panelling allows access to the reception hallway. The hallway has attractive neutral décor, new timber flooring, radiator, centre light piece, fire alarm and new service board. Solid doors lead to all ground floor rooms.



| LIVING ROOM

3.73m x 3.53m (12'2" x 11'5")

The living room has one large window to the front of the property, new flooring, centre light piece, fire alarm, radiator, power points and neutral décor.



| KITCHEN/DINING

2.81m x 5.47m (9'2" x 17'9")

The kitchen features solid fitted units at eye and floor level with extensive worktop counter and tiled splashback. There is plumbing for a washing machine, space for a fridge freezer, space for an oven/hob/extractor fan. The room has laminate flooring, one centre light piece, ample power points, radiator, space for a dining table, one window to the rear of the property and one glass door allowing access to same.



| STAIRS AND LANDING

The stairs and landing has carpet flooring throughout and one window to the side of the property at the half landing. The landing area has one centre light piece and solid doors leading to all rooms.

| BEDROOM 1

3.68m x 3.27m (12'0" x 10'7")

This spacious double bedroom has two windows to the front of the property, allowing extensive natural light to fill the room. There is one centre light piece, attractive new timber flooring, power points, neutral décor and one radiator.



| BEDROOM 2

2.75m x 5.07m (9'0" x 16'6")

This double bedroom has a window overlooking the rear of the property, centre light piece, new flooring, built-in wardrobe unit, power points, neutral décor and one radiator.



| BEDROOM 3

2.75m x 3.45m (9'0" x 11'3")

This single bedroom has one window to the front of the property, centre light piece, attractive flooring, built-in wardrobe unit, neutral décor and a radiator.



| BATHROOM

2.7m x 1.5m (8'8" x 4'9")

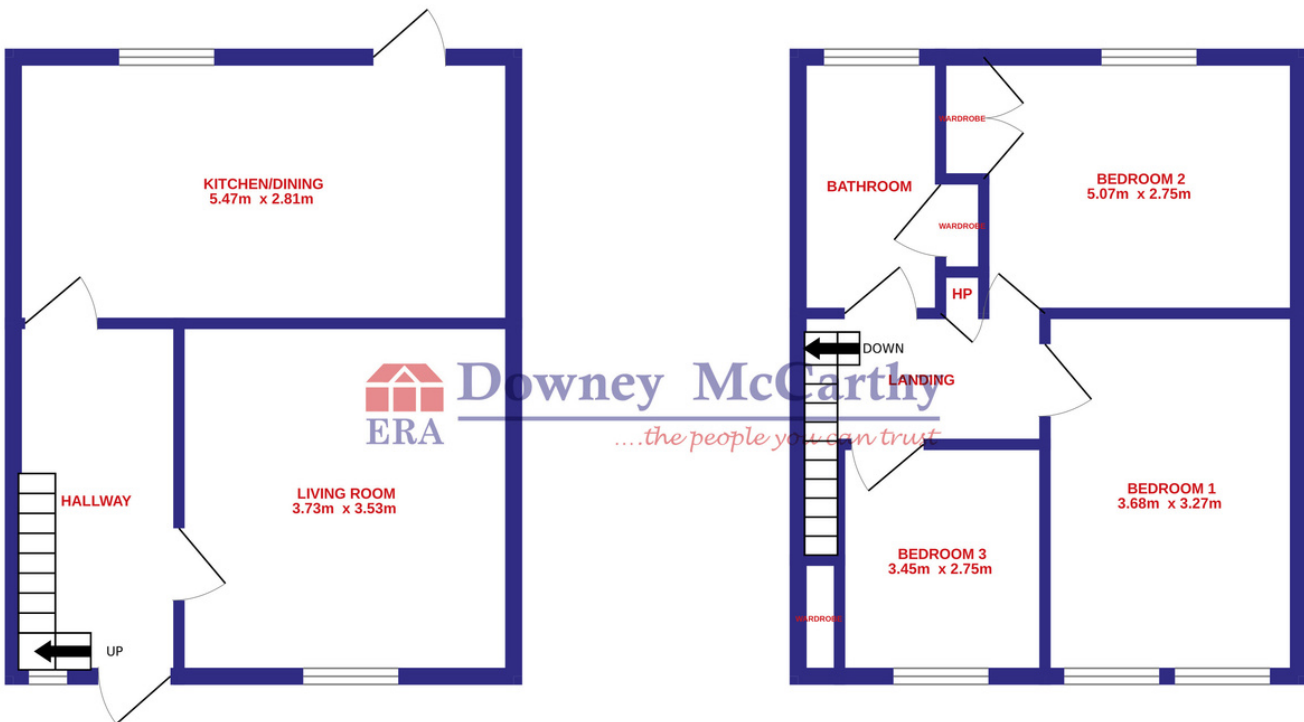
The bathroom features a three piece suite including a newly fitted shower cubicle incorporating a brand new Mira electric shower. The room has modern wall tiling, timber flooring, a frosted window to the rear, centre light piece, radiator and a storage press.



| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



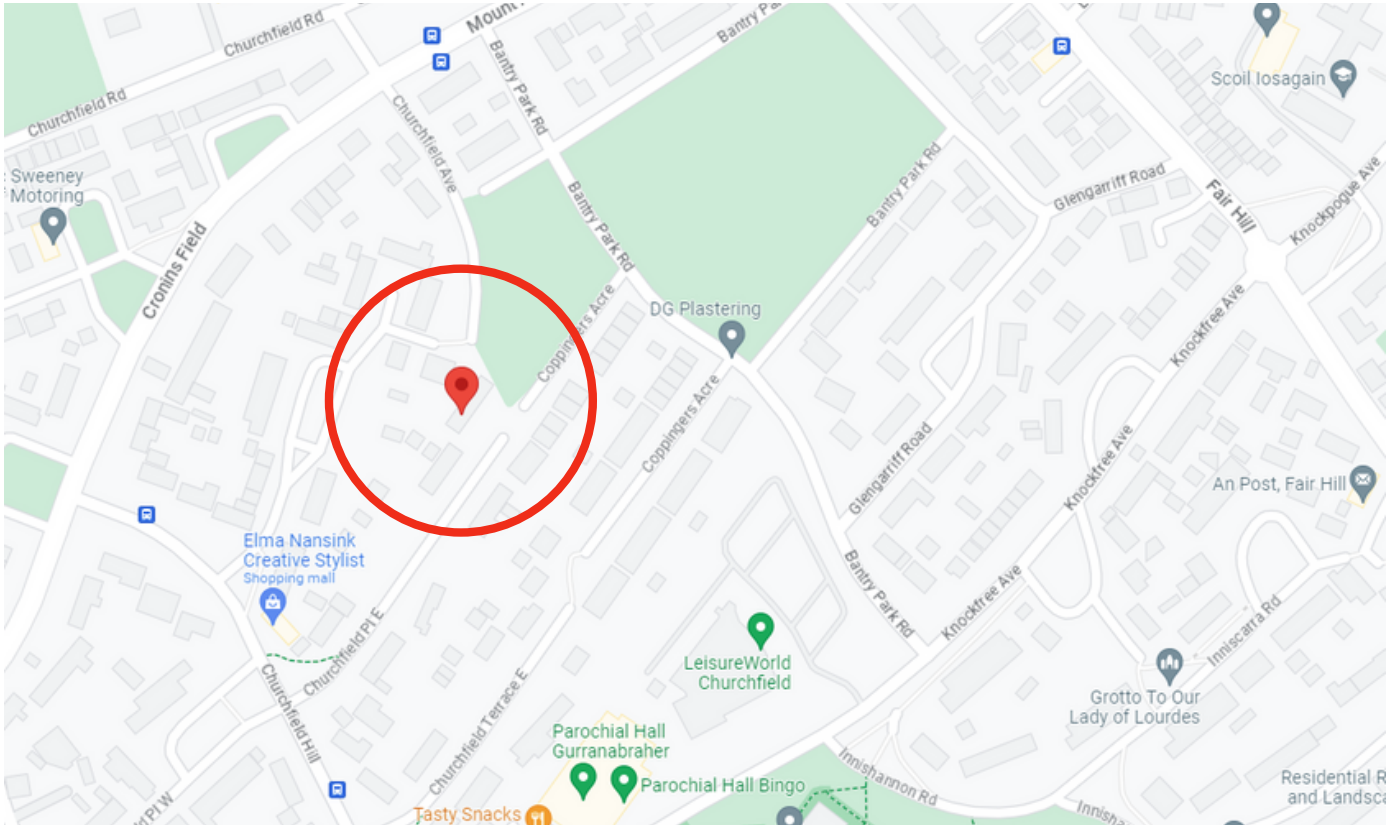
TOTAL FLOOR AREA : 89.8 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| DIRECTIONS

Please see Eircode T23 R9D9 for directions.



| ALL ENQUIRIES TO:

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