



Downey McCarthy

...the people you can trust

62 Togher Road, Togher, Cork



ERA Downey McCarthy Auctioneers are very pleased to present to the market this attractive three bedroom terraced property which benefits from its convenient location close to a host of amenities including The Lough and Super Valu in Togher. The area is well served with schools and is within walking distance of University College Cork. The CUH and Wilton Shopping Centre as well as Cork city centre are all within easy reach.



AMV: €225,000



60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 81.41 Sq. M. / 876 Sq. Ft.
- Built in 1970 approx.
- BER E2
- Three bedrooms
- Super rear garden which is fully enclosed
- Ample off street parking
- Close to a host of amenities including shops, restaurants, supermarkets, schools and sports grounds
- Walking distance to The Lough, UCC & CUH
- On the 214 and 219 bus routes
- Easy access to the N40 road network

| RECEPTION HALLWAY

5.38m x 1.78m (17'6" x 5'8")

A teak front door with centre glass panelling allows access to the reception hallway. The hallway has one centre light piece, laminate flooring, a stairlift to the first floor, under stair storage and one radiator.

| LIVING ROOM

3.96m x 3.96m (12'9" x 12'9")

The living room has one large window overlooking the front of the property allowing extensive natural light into the room, one centre light piece, one feature fireplace, laminate flooring, solid fitted display units and neutral décor.



| KITCHEN

3.28m x 3.77m (10'7" x 12'3")

The kitchen has one window overlooking the rear of the property, solid fitted units at eye and floor level with an extensive worktop counter, an oven, hob, extractor fan, plumbing for a washing machine, space for a fridge freezer, neutral décor, one radiator and one centre light piece.



| DOWNSTAIRS W.C

1.59m x 1.86m (5'2" x 6'1")

The downstairs w.c has laminate flooring, one centre light piece, one w.c and a door allowing access to the rear garden.

| STAIRS AND LANDING

2.76m x 2.85m (9'0" x 9'3")

The stairs and landing has carpet flooring. At the top of the landing there is one centre light piece, one smoke alarm and solid doors leading to all rooms.

| BEDROOM 1

3.61m x 3.74m (11'8" x 12'2")

This double bedroom has one window overlooking the rear of the property, carpet flooring, one centre light piece and one radiator.



| BEDROOM 2

3.67m x 2.8m (12'0" x 9'1")

This double bedroom has one large window overlooking the rear of the property, built-in units for storage, carpet flooring, one centre light piece and one radiator.



| BEDROOM 3

2.53m x 2.84m (8'3" x 9'3")

This single bedroom has one window to the front of the property, original wood flooring, one centre light piece, one radiator and fitted units for storage.

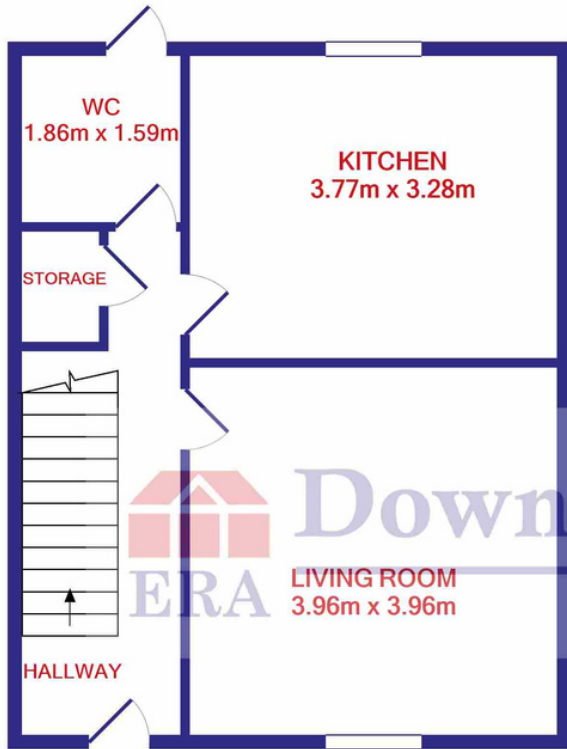


| BATHROOM

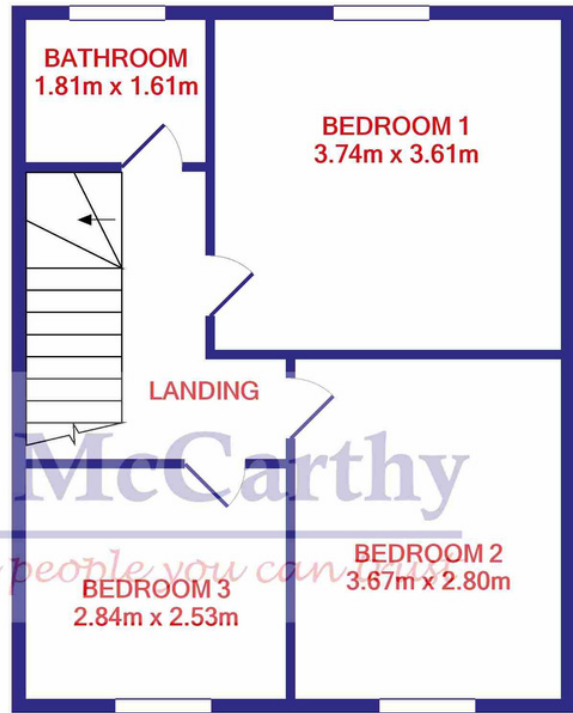
1.61m x 1.81m (5'2" x 5'9")

The main family bathroom has a three piece suite including a Mira Sport electric shower. Other features include floor and wall tiling, shelving for storage, one radiator, one centre light piece and the hot press is housed within this room.

| FLOOR PLAN



GROUND FLOOR



1ST FLOOR

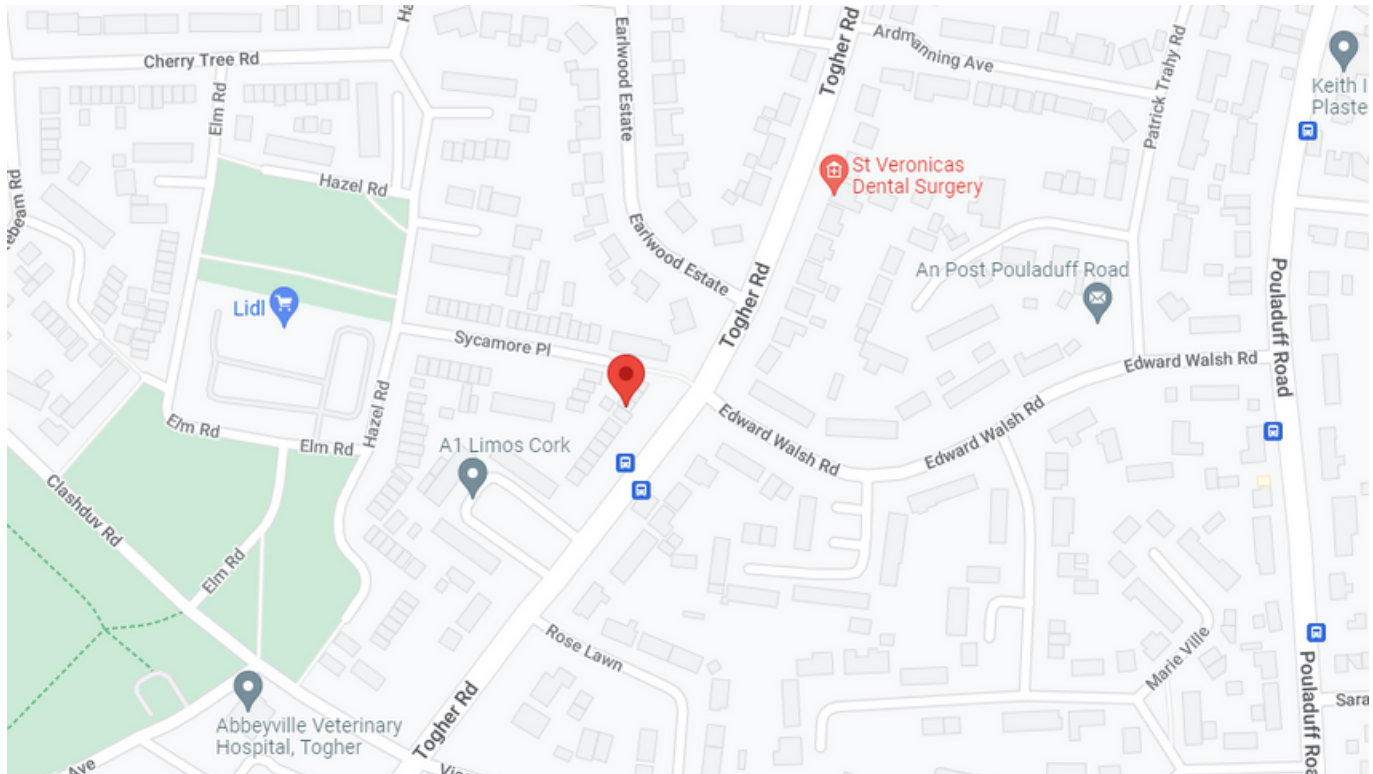
TOTAL APPROX. FLOOR AREA 81.4 SQ.M. (876 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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 T12 YX4K for directions.



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Solicitor Details:

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