

'Malray' 36 Friars Walk, Turners Cross, Cork City

BER D2



ERA Downey McCarthy are very pleased to present to the market this 4 bed semi-detached property situated in a very popular and convenient location close to all amenities in Turners Cross.



AMV: €350,000

PSRA Licence No. 002584

Accommodation

- Entrance Porch 0.58m x 1.06m
- Living Room/Dining Room 4.76m x 4.05m

The entrance porch has a tiled floor, wall mounted light fitting and a solid teak door providing access to the main living room.

An open plan L-shaped room, the living area has a large window overlooking the front of the property, one centre ceiling light fitting, one wall mounted light fitting, a tile surround fireplace with electric insert and adjacent storage unit, carpet floor covering, cornice detail and ample power points. A spiral staircase provides access to the first floor.



2.93 x 2.55 m²

The dining area has one centre ceiling light, one wall mounted light fitting, a wall mounted radiator, carpet flooring and double doors with glazed panels allow access into the kitchen.

- Kitchen 3.35m x 4.26m

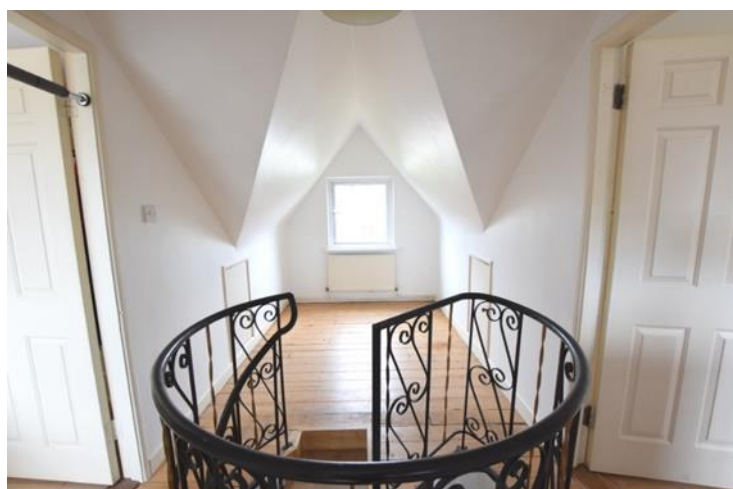
The kitchen has fitted units at eye and floor level with a worktop counter and tiled splash back. Other features include a florescent ceiling light, integrated gas hob, gas grill and electric oven. The kitchen also has plumbing for washing machine and dishwasher, vinyl floor covering and ample power points. Double patio doors open out to the rear patio area.



- Ground floor bathroom 1.56m x 2.02m The ground floor bathroom has a frosted window to the rear, one centre ceiling light fitting, fully tiled walls, vinyl floor covering, a cast iron bath with an electric shower fitted overhead, w.c and wash hand basin on a fitted vanity unit.
- Bedroom 3 3.41m x 2.92m Accessed from the living room area, this spacious ground floor bedroom has a dual aspect with one window overlooking the front of the property and another overlooking the side. Features include one centre ceiling light, cornice detail, vinyl floor covering, one radiator and four power points.



- Bedroom 4 2.55m x 2.63m This bedroom has one window overlooking the rear of the property, one centre ceiling light fitting, one radiator, vinyl floor covering, built-in wardrobe and two power points.
- Stairs and landing 4.45m x 2.1m A spiral staircase provides access to the first floor landing. This landing has ample storage space, one dormer window overlooking the front of the property, a centre ceiling light fitting, timber flooring and a wall mounted radiator.



- Bedroom 1 4.08m x 2.67m A bright double bedroom with one window overlooking the rear of the property, a centre ceiling light fitting, one radiator, two power points, built-in wardrobes and timber flooring.



- Bedroom 2 4.37m x 2.56m

This is another bright double room with one window overlooking the rear of the property, one centre ceiling light fitting, one radiator, timber flooring, two power points and built-in wardrobe with vanity unit.

- Shower Room 2.23m x 2.1m

This room has one centre ceiling light fitting, one window overlooking the rear of the property, one wall mounted radiator, two fitted storage units, wash hand basin, W.C and a fully enclosed shower cubicle with a Triton electric shower. The shower room also accommodates a shelved hot press with hot water cylinder and electric immersion.

Features

- Approx. 105.85 sq.m. (1,139 sq.ft.)
- Year Built 1950
- BER D2
- Large corner site with great potential
- Ample on-site parking
- Kitchen extension to rear
- Gas fired central heating
- Double glazed windows
- Close to all amenities such as schools, church, pharmacy, shops etc.

Directions

Please see Eircode T12KFP5 for directions.



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The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith.



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