



Downey McCarthy

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101 Greenwood Estate, Togher, Cork



ERA Downey McCarthy Auctioneers are delighted to present this beautiful three bedroom, semi-detached property which comes to the market in pristine condition. The property benefits from its ideal location close to a host of amenities including CUH and Wilton Shopping Centre as well as its proximity to Cork city centre. Accommodation consists of porch, reception hallway, living room, family room and kitchen/dining area and conservatory on the ground floor. Upstairs the property offers three spacious bedrooms and main family bathroom. The property also offers a spacious adjoined garage, ideal for storage or future conversion subject to planning permission.



AMV: €325,000



60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 134.6 Sq. M. / 1,449 Sq. Ft.
- Built in the late 1960's approx.
- BER E2
- Oil fired central heating
- Property was underpinned and certified in 2009
- Double glazed windows
- Immaculately maintained family home
- Three spacious bedrooms
- Adjoined garage with potential
- Superb rear garden which is fully enclosed
- Off street parking
- Lovely conservatory/sunroom area
- Close to a host of amenities including shops, restaurants, supermarkets, schools and sports grounds
- Close proximity to CUH, Wilton Shopping Centre and Cork city
- Close to the 214 and 219 bus routes
- Easy access to the N40 road network

| PORCH

0.84m x 2m (2'7" x 6'5")

A sliding door allows access to the porch. The porch has a solid timber door with stain glass panelling on either side which allows access to the main reception hallway.

| RECEPTION HALLWAY

4.46m x 2.09m (14'6" x 6'8")

The main reception hallway has carpet flooring, one radiator, neutral décor, one centre light piece, one alarm control point, a service board and under stair storage.

| LIVING ROOM

3.52m x 3.99m (11'5" x 13'0")

The living room has a feature bay window to the front of the property which allows extensive natural light to fill the room. The room has carpet flooring, one centre light piece, a fantastic feature fireplace with timber surround and an iron insert, solid fitted display units and one radiator.



| FAMILY ROOM

3.91m x 3.59m (12'8" x 11'7")

The family room has one large window looking into the conservatory, semi solid wooden flooring, one fireplace with timber surround and iron insert, one centre light piece, one radiator and ample power points.



| KITCHEN

4.43m x 2.86m (14'5" x 9'3")

The kitchen has solid fitted units at eye and floor level with an extensive worktop counter and tiled splashback. The kitchen has one window to the rear of the property, a built in extractor fan, hob and oven, tiled flooring, one radiator, one centre light piece and a timber door with glass panelling allowing access into the conservatory.



| CONSERVATORY

4.02m x 3.38m (13'1" x 11'0")

This superb conservatory has a glass panel roof and sliding doors which provides the room with extensive natural light. There is neutral décor, tiled flooring, plumbing for a washing machine, plumbing for a dryer and a door allowing access to a small ground floor w.c which has tiled flooring, one centre light piece and one w.c.



| STAIRS AND LANDING

2.82m x 2.27m (9'2" x 7'4")

The landing area has carpet flooring, one window to the side of the property, one centre light piece and solid doors which allow access to all rooms.

| BEDROOM 1

3.53m x 4.08m (11'5" x 13'3")

This large double bedroom features a fantastic bay window which allows natural light to flood the area. There is laminate timber flooring, neutral décor, one radiator, one centre light piece and built-in units for storage.



| BEDROOM 2

3.93m x 4.05m (12'8" x 13'2")

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

2.39m x 2.89m (7'8" x 9'4")

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

2.24m x 2.27m (7'3" x 7'4")

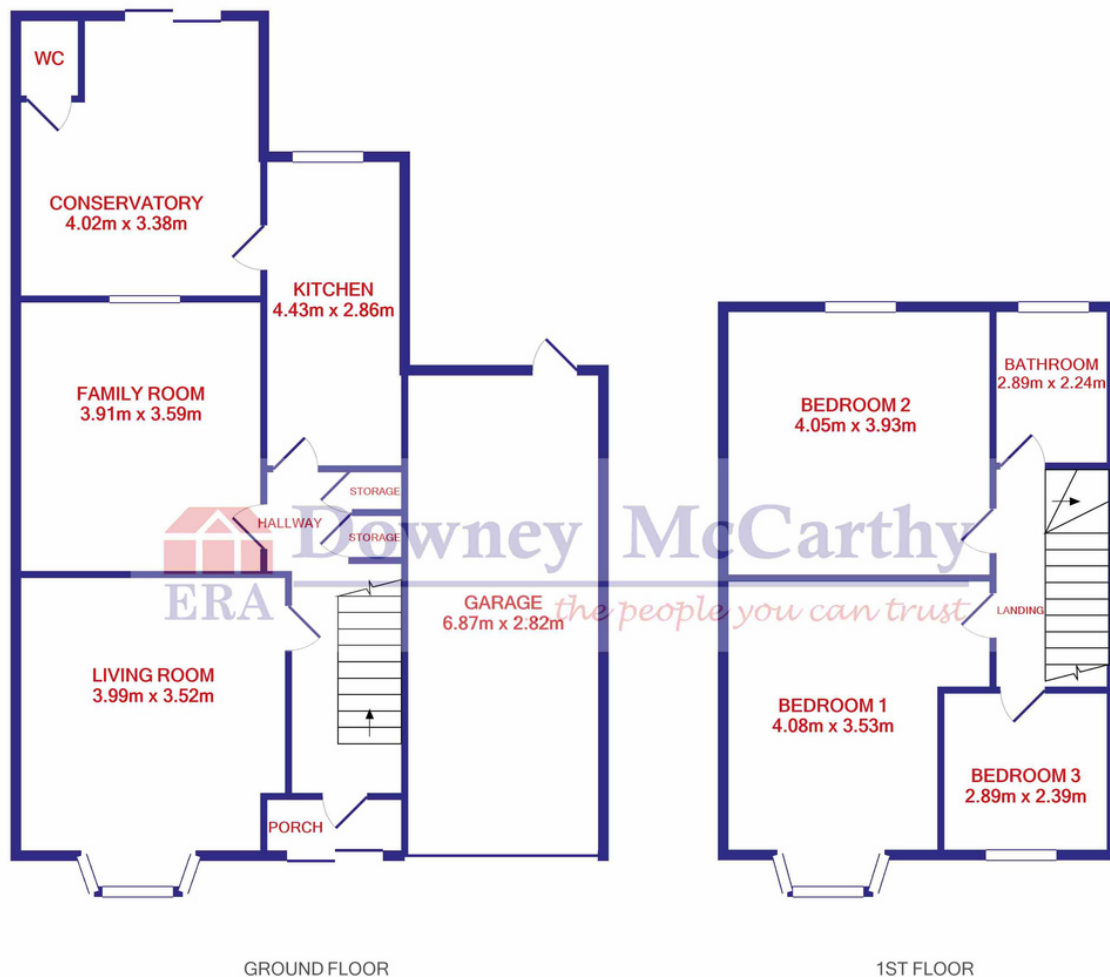
The main family bathroom has a three piece suite including a Mira Sport electric shower. Other features include floor and wall tiling, shelving for storage, one radiator, one centre light piece and the hot press is housed within this room.

| GARAGE

6.87m x 2.82m (22'5" x 9'2")

The garage is adjoined to the property and is ideal for storage or for future conversion to expand the living space/accommodation.

| FLOOR PLAN



GROUND FLOOR

1ST FLOOR

TOTAL APPROX. FLOOR AREA 134.6 SQ.M. (1449 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 EY7V for directions.



| ALL ENQUIRIES TO:

Michael Downey B.Comm, MIPAV, QFA
087 7777117
michael@eracork.ie



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ERA *...the people you can trust*



Caroline Downey BA, MSc, MIPAV MMCEPI
083 0255433
caroline@eracork.ie



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Solicitor Details:

Patricia O'Sullivan, Coakley Moloney Solicitors, 49 South Mall, Cork

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