

## 45 St. Oliver Plunkett Place, Doneraile, Cork



ERA Downey McCarthy are delighted to present to the market this three bedroom semi detached property in a quiet cul de sac. Accommodation consists of reception hallway, guest w.c., living room, kitchen/dining room on the ground floor. Upstairs has three bedrooms, en-suite and family bathroom. Viewing highly recommended.



€70,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 4.3m x 2.2m

A bright spacious reception hallway has attractive décor throughout including wooden laminate flooring. There is one centre light piece, one radiator, double power point and one phone point.



- Guest W.C. 1.5m x 1.773m

The guest w.c features a two piece suite. The room has tiled floor covering, one centre light piece and a window to the side of the property.

- Living Room 4.3m x 4.0m

A spacious main living room is accessed from the hallway. The room has two windows to the front of the property, attractive décor, wooden laminate flooring, one centre light piece, one large radiator, fire place with a wooden surround, two double power points and one tv point.



- Kitchen/Dining room 4.0m x 6.1m

The kitchen features fitted units painted in a cream colour scheme at eye and floor level and a wooden worktop and extractor. There is one window to the rear of the property. The large open plan dining area has a sliding rear door for easy access to the rear garden. There is laminate flooring throughout, spot lighting and four double power points.

- Stairs/Landing 3.1m x 2.1m

The stairs and landing has a wooden finish. At the top of the landing there is one centre light piece, hot press which is shelved for storage and access to the attic is gained from here.

- Bedroom 1 3.9m x 4.1m

A large double bedroom has attractive décor and one window to the rear of the property. The room includes one centre light piece, one radiator, two power points and a doorway from the room allows access to an en-suite bathroom.



- En-Suite

The en-suite features a two piece suite with a corner shower. There is tiling surrounding the shower, tiled flooring,, one centre light piece, Triton electric shower and one window to the side of the property.

- Bedroom 2 4.3m x 3.7m

A large double bedroom has two windows to the front of the property. The room has attractive decor, one centre light piece, one radiator and a double power point.



- Bedroom 3 2.0m x 2.8m

This third bedroom has one window to the front of the property, wooden flooring, attractive décor, one centre light piece, one radiator and single power point.



- Family Bathroom 3.1m x 2.1m

The family bathroom features a three piece suite. The room has tiling surrounding the bath, tiled flooring, one centre light piece, one radiator and one window to the rear of the property.

## Features

- Approx. 1089 sq.ft
- OFCH
- Double glazed windows
- Popular residential location
- Large rear garden
- Off street parking for two cars

## Directions

On Convent Road in Doneraile, turn into Radharc Na Fia onto St Oliver Plunkett Place and the house will be on your left hand side with a ERA Downey McCathy sign displayed.

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