

79 Mount Nebo Avenue, Gurrabraher, Cork City

BER D1



Beautifully presented and most attractive three bedroom townhouse providing a very comfortable, well maintained and cosy home close to Cathedral Road and Cork city centre. This is a well located property in the heart of the North side of Cork city.



€190,000

PSRA Licence No. 002584

Accommodation

- Hallway 3.92m x 1.9m
A lovely hallway with a beautiful mature varnished solid wooden floor, the area also has recess lighting, a radiator, decorative coving and a feature bevelled glass paneled wall allows a view of the front room and some natural light into the hallway. A storage area is neatly positioned under the stairs. A glass paneled door leads out to the kitchen/dining and a solid door provides access to the downstairs W.C.
 - Guest W.C
A very well fitted W.C with a wash hand basin, fitted mirror, extractor fan, recess light, one W.C and solid wooden flooring.
 - Living Room 6.75m x 3.04m
A dual aspect room with one large window to the front and one large window to the back both fitted with curtain poles and blinds. The room has one radiator, a beautifully fitted fire place with an electric fire insert and two superb fitted light fittings. A very well decorated living room finished with a solid polished wood floor.
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- Kitchen/Dining 6.51m x 2.77m
A very well appointed kitchen with superb fitted units at eye and floor level, an integrated oven, hob and extractor fan in a stainless steel finish, an integrated dishwasher, an under counter fridge, double drainer sink and recess lighting in the ceiling. The dining area has plenty of room for a table and chairs, a radiator, a window overlooking the side of the property which leaves a lot of natural daylight into the room, ample power points in each corner, a fully tiled floor throughout and a sliding patio door allows access out to the rear garden.



- Stairs & Landing 3.09m x 1.73m

The stairs are fully carpeted leading up to the first floor landing. The landing itself has one centre light fitting, thermostat control for the heating and a fitted stairs that allows access to the converted attic. Three bedrooms and one bathroom on this floor which are all accessed by solid doors.
- Bedroom 1 2.86m x 2.91m

One large window over looks the front with fitted blinds, curtains and a curtain pole. The room has one centre light fitting, a large fitted wardrobe, a semi-solid wooden floor, one radiator, six power points, one telephone point and a television point.
- Bedroom 2 3.0m x 2.76m

Another double bedroom with some fitted presses for storage either side of the bed, fitted shelving, ample power points, wall lights, radiator and a large window over looks the rear of the property.
- Bedroom 3 2.83m x 2.13m

A super single room with a large wardrobe, a window overlooks the rear, one radiator, light fitting, fitted shelf, four power points and a semi-solid wooden floor.
- Bathroom 1.89m x 2.05m

A very well appointed bathroom, we have a stand alone shower with a power shower off the mains, fully tiled walls and floor with attractive décor tile and a very well fitted bathroom unit with an in-built wash hand basin and mirror insert with lights. The bathroom also has recess lights in the ceiling, one W.C., radiator and one picture window overlooks the front with a frosted finish and a roller blind.
- Converted Attic 4.95m x 3.33m

A very spacious room that is ideal for an office/study or for storage and one large window overlooks the city with spectacular views. The attic area has recess lighting in the ceiling, fully plastered walls and ceiling, some storage areas into the eaves of the attic, a solid varnished wooden floor, power points and telephone points.



Features

- Approx. 1,023 sq. ft. including the attic
- Very well presented property
- Extended on the ground floor
- Much sought after location
- Close proximity to Cork city centre
- Large South facing rear garden
- Captivating views over the city
- All bedrooms have quality built in units

Directions

From Cork City centre head to Cathedral Road. Proceed north to the junction with Gurrabraher Road and keep going straight on until you see Gurrabraher Church. Take a left here into Mount Eden Road and another left as you head down hill. You are now on Mount Nebo Ave and No 79 is located directly across the road with the ERA Downey McCarthy sign displayed.

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