

8 Fitzgerald Place, Old Blackrock Road, City Centre Sth, Cork City



ERA Downey McCarthy are very pleased to present this superb two bedroom townhouse to the market. The property has been recently renovated and modernised to a very high standard and comes in turnkey decorative condition. Accommodation consists of a hallway, sitting room, open plan extended kitchen/dining/living room and guest loo and separate shower room all on the ground floor. The first floor hosts two double bedrooms and a second bathroom.



€275,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 3.16m x 1.05m
A composite front door with glass panels allows access in the reception hallway. The hallway has a well mat and laminate timber flooring. Features include one radiator, one centre light fitting and a glass panel door allows access into the kitchen/dining/living. A solid door allows access into the front sitting room.
- Sitting Room 3.12m x 2.96m
One PVC double glazed window overlooks the front of the property. The room has one radiator, one centre light fitting and a laminate timber floor. An open fireplace would be an ideal spot for a stove if required.
- Living Area 3.99m x 3.57m
This room has a fitted stove into the chimney breast. Features include one centre light piece, fitted shelving, one radiator, laminate timber floor, storage area under the stairs, control panel for the heating and an open stairway allows access to the first floor. An open archway allows access out to the kitchen.



- Kitchen/Dining 4.51m x 4.17m
A very attractive kitchen/dining area with a feature glass panel roof light in the ceiling, one centre light fitting, fully fitted kitchen units at eye and floor level with an attractive modern finish. Integrated appliances include a BOSCH dishwasher, oven, gas hob, fridge, freezer, extractor fan and a washing machine/drier.
The dining area is neatly positioned in the corner with one light fitting and the timber floor extends on through the kitchen and into the dining area. A doorway allows access to the guest W.C and shower. A sliding patio door allows access out to the back garden.



- Guest Bathroom

This room is neatly split in two with a separate shower and toilet. The shower is fully tiled with a sliding door and a power shower off the mains. Features include an extractor fan, built-in vanity unit, a mirror, shaver light, recess lighting in the ceiling and a radiator. A separate door allows access into the guest W.C that also has fully tiled walls and floors.

- Stairs and landing

The first floor landing has a light fitting, one smoke detector and a pull down ladder allows access to the attic. The landing area is very bright and spacious because of a well positioned window on the back wall of the property allowing in plenty of natural light.

- Bedroom 1 3.56m x 3.33m

A spacious double bedroom with an antique fireplace and one window overlooking the back is fitted with a curtain pole. The room has plenty of wardrobe space, one centre light fitting, one radiator and a carpet style floor.



- Bedroom 2 3.24m x 2.91m

This room has two windows overlooking the front with one light fitting, an antique fireplace, one radiator and carpet flooring.



- First Floor Bathroom 2.96m x 0.95m

This bathroom has a fitted shower off the mains in a fully tiled shower cubicle. Features include one W.C, one wash hand basin, fitted mirror, shaver light, recess lighting in the ceiling and an extractor fan.

Features

- Super Extension with Open Plan Kitchen/Dining/Living Room
- 2 Double Bedrooms
- 2 Bathrooms
- Very well presented property
- Super convenient location
- Private rear garden



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