

St. John's, Pouladuff Road, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly positioned three bedroom end of terrace property situated in an ideal location on Pouladuff Road. This property benefits from spacious living accommodation, and is within walking distance of host of amenities including The Lough, schools, Cork University Hospital, University College Cork, shops and bars, as well as Cork city centre itself.



AMV: €295,000

BER F

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PSRA No. 002584

| FEATURES

- Approx. 119.55 Sq. M. / 1,287 Sq. Ft.
- Built in 1910
- BER F
- Gas fired central heating
- Double glazed PVC windows
- Three bedrooms
- Fully enclosed rear garden
- A short walk to The Lough
- Superb location close to all amenities including UCC, CUH/CUMH, Bons Secours Hospital

| RECEPTION HALLWAY

7.35m x 1.28m (24'1" x 4'1")

A PVC door with frosted glass panelling allows access into the main reception hallway. The bright reception hallway has laminate timber flooring, neutral décor, one centre light piece, one large radiator, extensive under stair storage, access to the gas boiler, and power points.



| FAMILY ROOM

3.55m x 3.78m (11'6" x 12'4")

This family room features carpet flooring, one window to the front of the property, a feature fireplace piped for a gas fire, one centre light piece, one large radiator, and two power points.



| LIVING ROOM

3.54m x 3.32m (11'6" x 10'8")

This second living area has laminate timber flooring, one sash window overlooking the rear courtyard, a feature fireplace with electric fire, one centre light piece, one large radiator, and two power points.



| KITCHEN/DINING

4.61m x 2.71m (15'1" x 8'8")

The extended kitchen/dining area is dual aspect with windows to either side of the property. The kitchen features solid fitted units at eye and floor level with worktop counter and tile splashback, a stainless steel sink, integrated oven/hob/extractor fan, and space for an under counter fridge freezer. The room has attractive new parquet vinyl flooring, neutral décor, four light pieces, one large radiator, and eight power points. Doors from the area allow access to the utility room and rear courtyard, respectively.



| UTILITY ROOM

2.3m x 5.22m (7'5" x 17'1")

The dual aspect utility room features vinyl flooring, wall tiling, plumbing for a sink, plumbing for a washing machine, two light pieces, three windows to the rear, one window to the side, one large radiator, and eight power points. A PVC door with glass panelling allows access to the rear garden.



| REAR COURTYARD

3.68m x 2.23m (12'0" x 7'3")

Accessed via the kitchen/dining area the courtyard has painted concrete flooring, a corrugated Perspex roof, two power points, plumbing for a washing machine, and allows access to the ground floor shower room.



| SHOWER ROOM

1.12m x 2.19m (3'6" x 7'1")

Accessed via the rear courtyard, this shower room features a three piece suite including a corner shower cubicle incorporating a Triton electric shower, floor and wall tiling, one radiator, and one centre light piece.



| STAIRS AND LANDING

3.66m x 1.74m (12'0" x 5'7")

The stairs and landing are fitted with new carpet flooring throughout. At the half landing there is one window to the side of the property. The landing area has one centre light piece, neutral décor, and an access hatch to the attic.



| BEDROOM 1

3.56m x 5.2m (11'6" x 17'0")

A superb and spacious double bedroom has two windows overlooking the front of the property, flooding the area with extensive natural light. The room has laminate timber flooring, a feature cast iron fireplace, neutral décor, one centre light piece, one radiator, and two power points.



| BEDROOM 2

3.56m x 3.32m (11'6" x 10'8")

Another double bedroom has one window to the rear of the property, new carpet flooring, a feature fireplace, neutral décor, one centre light piece, one radiator, and three power points.



| **BEDROOM 3**

4.63m x 2.72m (15'1" x 8'9")

This single bedroom has one window to the side of the property, laminate timber flooring, two light pieces, a fireplace, one radiator, neutral décor, access to storage space, wall-mounted shelving, and three power points.



| **BATHROOM**

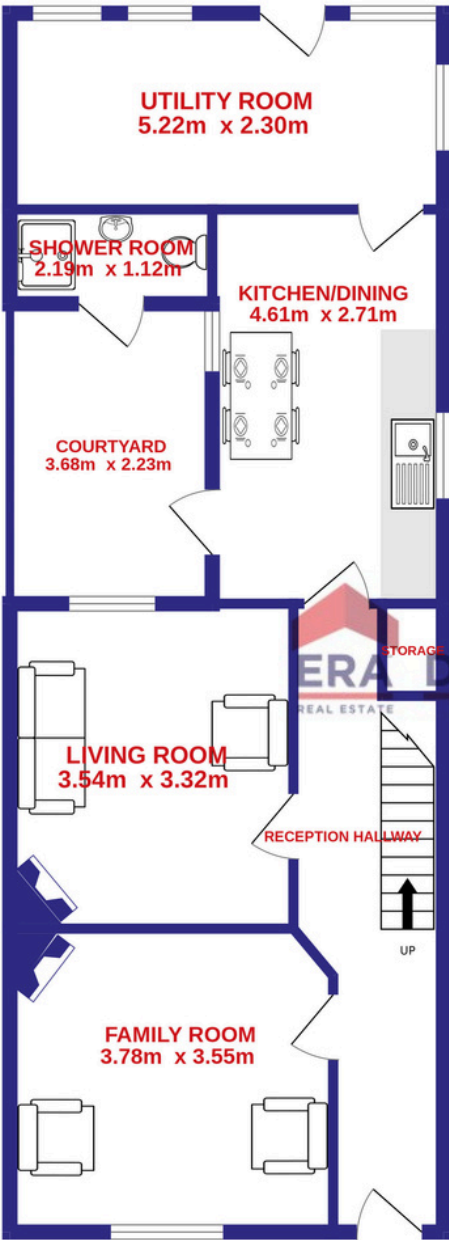
2.1m x 1.87m (6'8" x 6'1")

The main bathroom features a three piece suite including a corner shower area incorporating an electric shower, one frosted window to the side of the property, one radiator, vinyl flooring, a mix of tile and laminate splashback, and one centre light piece.

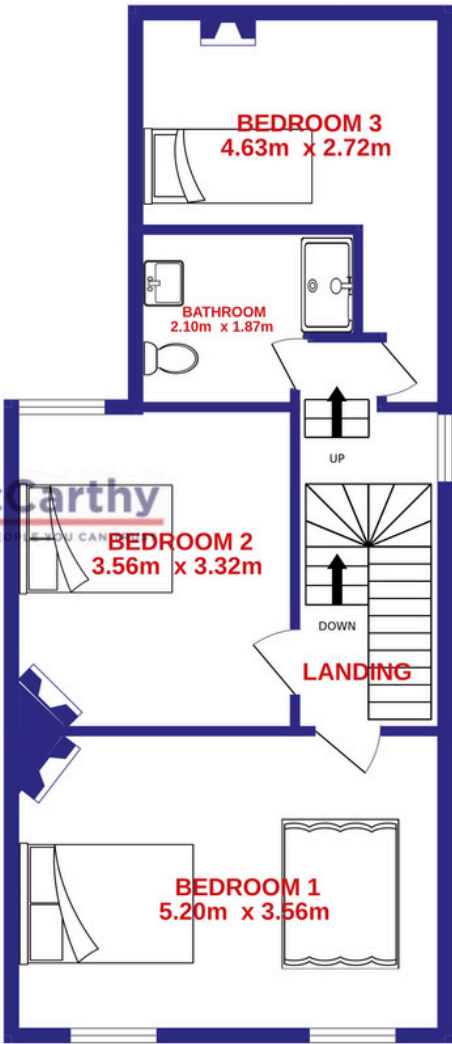


| FLOOR PLAN

GROUND FLOOR

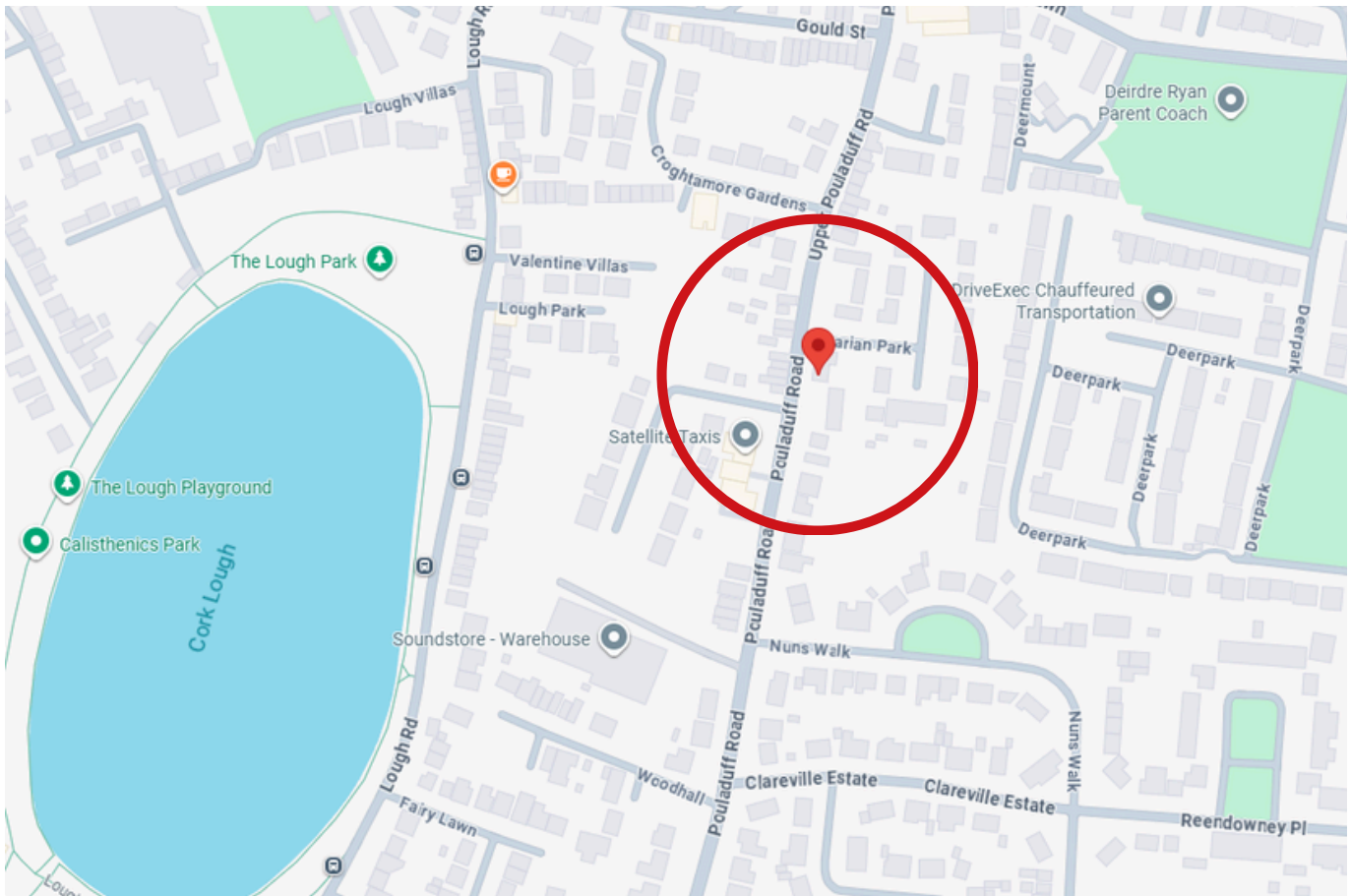


1ST FLOOR



| DIRECTIONS

Please see Eircode T12 P2E5 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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