

84 Mile Stream, Shanakiel, Cork City



ERA Downey McCarthy Auctioneers are very pleased to offer to the market this very well presented, three bedroom semi-detached property, positioned on a bright South facing site with impressive city views. The property benefits greatly from its close proximity to Apple Ireland HQ in Hollyhill, which is a mere 10 minute walk, and it's location is adjacent to all amenities in Sundays Well.



AMV: €250,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 5.8m x 2.0m
A solid wood door with centre glass paneling provides access into the reception hallway. The reception hallway has tile flooring, two light fittings, smoke alarm, radiator, telephone point, under stair storage, a vacuum unit and one power point.
- Guest W.C 1.9m x 1.2m
The guest W.C has a two piece suite and one frosted window overlooking the side of the property. The room has tile flooring, fully tiled walls, radiator and light fitting.
- Living Room 4.7m x 3.4m
A bright and tastefully decorated room with one window overlooking the front of the property, fitted with a blind, curtain rail and curtains. The room has a laminate wooden floor, spot light fittings throughout, a fireplace with a marble effect surround and marble base, radiator, television point, a thermostat control for the heating, telephone point and three double power points. Double doors allow access into the open plan kitchen/dining room.



- Open Plan Kitchen/Dining Room 3.8m x 5.5m
The kitchen has modern fitted units at eye and floor level with an extensive worktop counter and tile splash back. In terms of integrated appliances we have an oven, hob, extractor fan, fridge freezer, washing machine and dishwasher. Other features include one window overlooking the rear of the property with a blind, tile flooring, stainless steel sink, spot light fittings throughout, three double power points, a thermostat control for the heating and the gas boiler is also housed here.

The dining area has extensive space for a dining table, one radiator, two double power points and double doors lead out to the rear garden while providing the room with natural light.



- Stairs and Landing

The stairs and landing has carpet flooring throughout. The landing has one centre light piece, a Stira stairs for the attic and access is provided a closet which is shelved for storage as well as a hot press.

- Bedroom 1 3.6m x 3.4m

A spacious double bedroom with one window overlooking the rear of the property. Features include carpet flooring, radiator, spot lighting, two double power points, a built-in wardrobe, a thermostat control for the heating and a control panel for the burglar alarm.



- En Suite

The en suite has a two piece suite with a corner shower area with a power shower, tile flooring and fully tiled walls. Features include one light fitting, wall mounted light piece, an extractor fan and a radiator.

- Bedroom 2 3.78m x 2.57m

Located to the front of the property, this bedroom has carpet flooring, one radiator, built-in wardrobes, three double power points, light fitting and television point.



- Bedroom 3 3.0m x 2.8m

Currently in use as an office, this spacious single room has one window overlooking the front of the property. Features include carpet flooring, two double power points, one radiator, built-in wardrobes and one light fitting.

- Main Bathroom 2.0m x 1.9m

The main bathroom has a three piece suite with a power shower over the bath. Features include tile flooring, fully tiled walls, radiator, centre light fitting, extractor fan and a frosted window overlooks the rear of the property.

Features

- 93 Sq.M / 1000 Sq.Ft. Approx.
- BER B3
- Built in 2006
- Bright South Facing Property
- Impressive city views
- Quiet Cul de sac location
- Natural Gas Heating
- Owner occupied property
- Excellent first time buy/investment opportunity
- Tasteful décor throughout

Directions

Please see Eircode T23 N9YD for directions.



Michael Downey
60 South Mall, Cork
087 7777117
michael@eracork.ie

The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith.



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