



Downey McCarthy

....the people you can trust

48 Friars Road, Turners Cross, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this, extended 3-4 bedroom mid terraced property which comes to the market in excellent overall condition and benefitting from its positioning on a superb site offering a rear garden of Approx. 90 Ft in length and vehicular access. Future development within the rear garden could be a potential subject to relevant planning permissions. Viewing highly recommended.



AMV: €345,000

BER E1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 92 Sq. M. / 990 Sq. Ft.
- Built Approx. 1930
- BER E1 with potential to increase to B1
- Enclosed rear garden of Approx. 90 ft in length
- Possible future development potential Subject to Full Planning Permission
- Vehicular access to the rear of the property
- Gas fired central heating
- Double glazed windows and a composite front door
- 3-4 bedrooms
- Ensuite bathroom
- Modern internal finish
- Off street parking
- Much sought after mature location
- 15 minute walk to Cork city centre

| PORCH

A sliding door allows access to a porch area which has tile flooring, one window to the side of the property and one centre light piece. A composite door with attractive stain glass centre and side panelling allows access to the main reception hallway.

| RECEPTION HALLWAY

5.4m x 2.56m (17'7" x 8'3")

The spacious reception hallway has attractive décor with high quality laminate timber flooring, two light pieces, one large radiator and a hot press with under stair storage. Additionally there is wall-mounted storage, two power points, one telephone point and an alarm control point.



| SHOWER ROOM

2.3m x 1.56m (7'5" x 5'1")

A purpose-built ground floor shower room features a walk-in shower area, one window to the rear of the property, one centre light piece, one wall-mounted light piece, one wall-mounted extractor fan and one wall-mounted heater. The area has attractive modern tiling throughout, one radiator and a Triton t80z electric shower.

| LIVING AREA/BEDROOM 4

4.8m x 3.45m (15'7" x 11'3")

This spacious versatile room is currently laid out as a bedroom but equally could be used as a second living area on the ground floor. The room has one window to the front of the property including a roller blind, a curtain rail and curtains, carpet flooring, covings surrounding the ceiling, an open fireplace, one large radiator, one centre light piece and four power points.



| REAR HALLWAY

2.63m x 1m (8'6" x 3'2")

A rear hallway connects the original house to the rear extension and has laminate timber flooring, one window to the side of the property and one skylight. A door off this hallway allows access to a utility room.

| UTILITY ROOM

3.1m x 2.44m (10'1" x 8'0")

The utility room has tile flooring, one centre light piece and built-in storage on both sides of the room at eye and floor level. One window looks to the side of the property and a PVC door allowing access to same. There is a stainless steel sink, plumbing for a washing machine, space for a dryer and four power points.

| LIVING ROOM/LOUNGE

3.9m x 3.6m (12'7" x 11'8")

This superb living room has attractive décor incorporating laminate timber flooring, one window to the side of the property which allows natural light to flood the area, one radiator, one television point, one thermostat control for the heating and six power points. Double doors with glass panelling allow access to the kitchen/dining area.



| KITCHEN/DINING

2.1m x 3.6m (6'8" x 11'8")

The kitchen/dining area features solid oak fitted units at eye and floor level to both sides of the room with tiled splashback. The room offers tile flooring, one centre light piece, one radiator and the kitchen includes a stainless steel sink, space for a gas cooker, timber pelmets over the door and window and eight power points. Double doors from the room allow access to a superb patio area and one window overlooks the side of the property.



| STAIRS AND LANDING

The stairs and landing are fitted with caret flooring throughout. At the top of the landing there is one centre light piece and an access hatch to the attic.

| BEDROOM 1

3m x 3m (9'8" x 9'8")

A spacious double bedroom has one window to the front of the property including a roller blind, a curtain rail and curtains. The room has carpet flooring, attractive décor, one centre light piece, one large radiator, four power points and one television point. Doors allow access to an ensuite bathroom and a walk-in wardrobe.



| ENSUITE

1.7m x 1.7m (5'5" x 5'5")

The ensuite features a three piece suite including a Mira Elite electric shower and is finished with impressive tiling throughout. One window faces the rear of the property and there is one radiator, one centre light piece, one extractor fan, a heated towel rail and integrated storage underneath the sink.

| WALK-IN WARDROBE

1.7m x 1.3m (5'5" x 4'2")

The walk-in wardrobe has carpet flooring, one centre light, hanging and railing for storage.

| BEDROOM 2

2.36m x 3m (7'7" x 9'8")

This bedroom has one window to the front of the property including a roller blind, a curtain rail and curtains. The room has carpet flooring, built-in units from floor to ceiling, one centre light piece, one radiator and two power points.



| BEDROOM 3

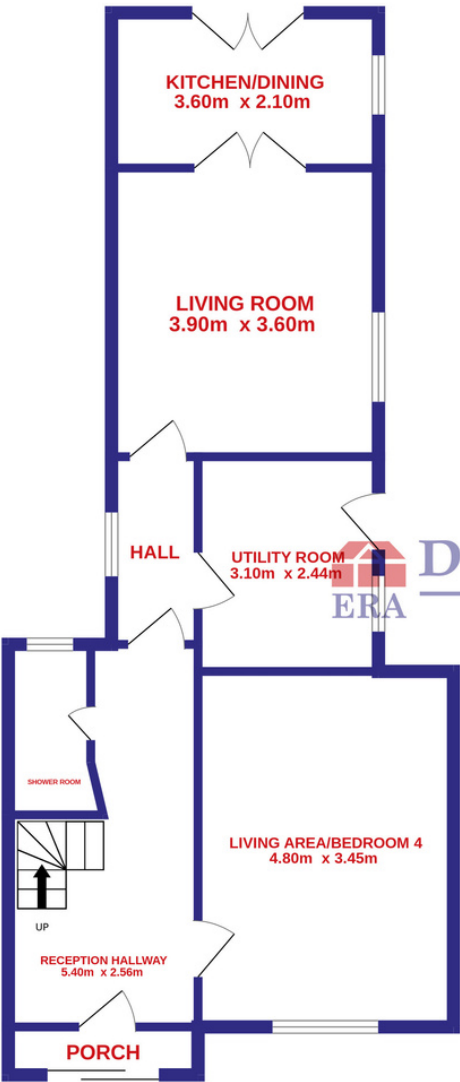
2m x 3m (6'5" x 9'8")

This bedroom has one window to the rear of the property including a roller blind, carpet flooring, built-in storage from floor to ceiling, one wall-mounted light piece, one centre light piece, one radiator and one power point.

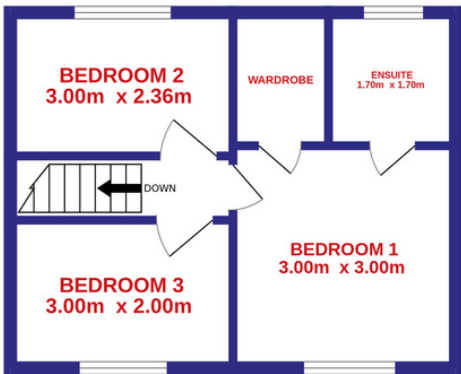


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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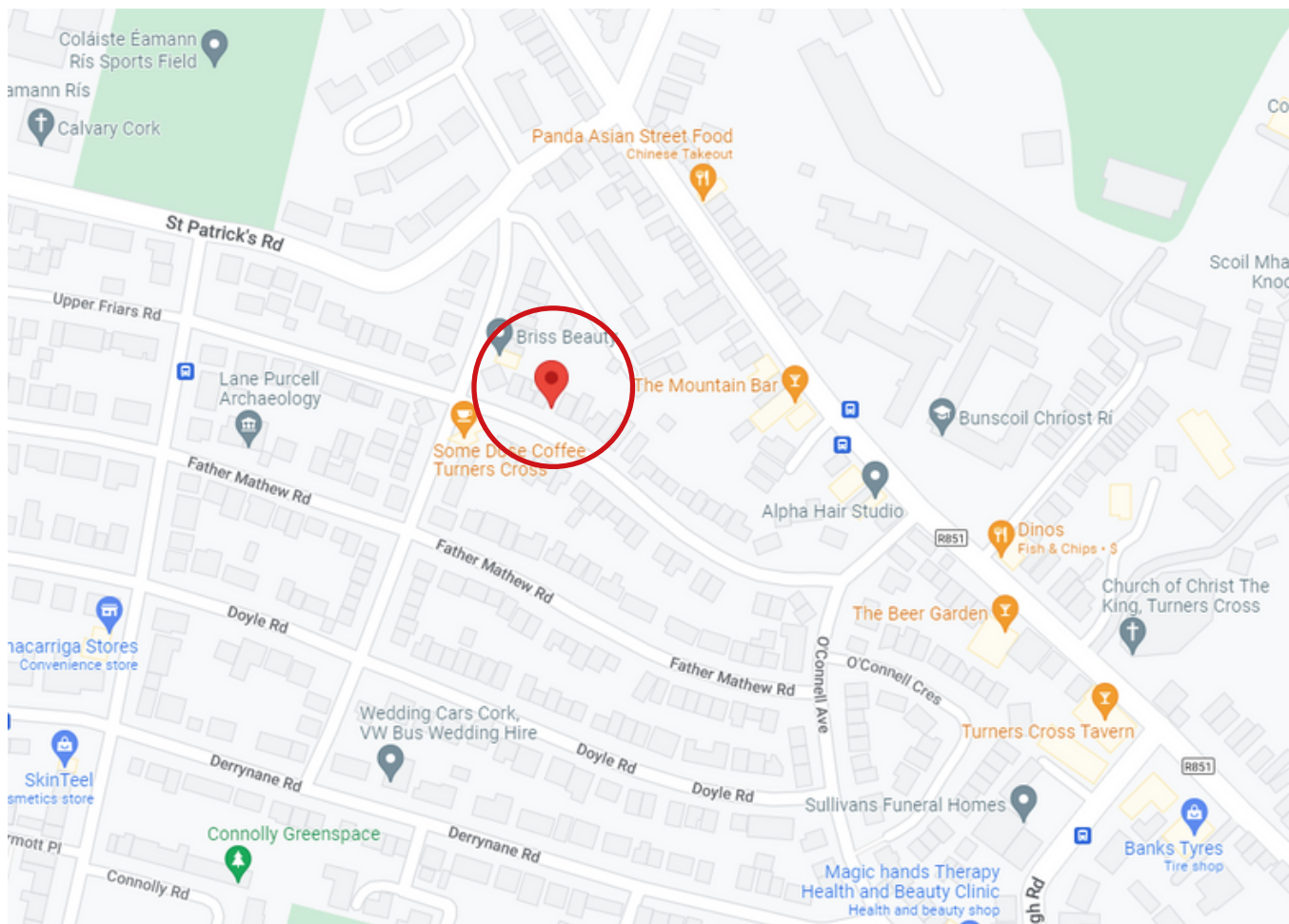
TOTAL FLOOR AREA : 92.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| DIRECTIONS

Please see Eircode T12 D6YA for directions.



| ALL ENQUIRIES TO:

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