

## St Thereses, Fairfield Avenue, Farranree, Cork.



ERA Downey McCarthy are delighted to present to the market this lovely detached well maintained bungalow located near all services and amenities. Huge potential to upgrade and extend (subject to planning permission). Built c.1955, it sits on a large private site. The front elevation is south facing and features attractive bay windows and a recently installed double glazed patio door.

Accommodation consists of porch, reception hallway, living room, kitchen/dining area, 2 spacious bedrooms as well as a smaller bedroom/study and main family bathroom. There is a power supply to the nearby garden shed. Motion sensor lighting illuminates the access at night from the car parking area to the rear door. There are secure steel gates protecting both side entrances to the property. The rear of the property is fully enclosed with tall hedging/shrubbery. There is a convenient outside tap to the rear of the kitchen.

**AMV: €315,000**



**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 81 Sq. M. / 872 Sq. Ft.
- Large site extending to c. 0.1 acres.
- Off street parking for up to 3 cars.
- Private courtyard to the rear.
- South facing maintenance free front garden.
- Large attic area partially floored.
- Large private rear garden laid to grass.
- Gas fired central heating.
- Double glazed windows and patio door.
- Very convenient to Blackpool Retail Park and Cork City Centre.
- Serviced by regular Bus Eireann route 203.

## | BER DETAILS

- BER: G
- BER Number: 117646067.
- Energy Performance Indicator: 483.32 kWh/m<sup>2</sup>/yr.
- Potential to upgrade to an A2 rating.

## | PORCH

1.06m x 1.4m (3'4" x 4'5")

Double glazed secure patio door opens to small porch with tiled flooring and a single ceiling light fitting. Entrance to the large hallway is through a solid partly glazed teak front door. There are 2 wall mounted light fittings at each side of the entrance porch.

## | ENTRANCE HALL

8.31m x 2.54m (27'2" x 8'3")

This is a warm L shaped entrance hall with laminate flooring, a power point, radiator and ceiling light fitting. It has a floor to ceiling wardrobe/storage area.





## | BEDROOM 1

3.39m x 2.76m (11'1" x 9'0")

This is a cosy south facing bedroom over looking the front garden through a bay fronted double glazed window. It's a good size double bedroom with laminate flooring and floor to ceiling fitted wardrobe. It has a recently installed double radiator, 2 power points and a single light fitting in the ceiling.



## | BEDROOM 2

4.06m x 3.42m (13'3" x 11'2")

This is a good sized double bedroom with laminate floor. It has a fireplace, double glazed window as well as 2 power points and a radiator.



## | BEDROOM 3

2.89m x 2.61m (9'4" x 8'5")

This is a small single bedroom or would make a nice office/study. It has laminate flooring, a single power point and double glazed window. Entrance to the attic is from this room via a fitted Stira loft ladder system.



## | DINING ROOM

4.13m x 2.57m (13'5" x 8'4")

The dining room is open plan to the kitchen area. It has laminate flooring and a small double glazed window overlooking the rear courtyard. It has a fireplace and airing cupboard incorporating boiler. There is a single ceiling light fitting, radiator and 2 power points.



## | KITCHEN

3.35m x 2.5m (10'9" x 8'2")

The kitchen has fitted units at eye and floor level with worktop counter and tile splash back and a stainless steel sink. There is one window to the rear. There is a stand alone gas oven/hob/extractor fan. There is a single ceiling light fitting. An archway allows access into the dining room. There is laminate flooring and 4 power points. A glazed door provides access to a private rear courtyard.



## | LIVING ROOM

4.13m x 3.11m (13'5" x 10'2")

This is a lovely south facing room overlooking the front garden through a large bay fronted double glazed window. It has laminate flooring and attractive fireplace. There are attractive display units fitted either side of the fireplace alcoves. It has a radiator, 6 power points as well as attractive light fittings over the fireplace. There is a single ceiling light fitting.





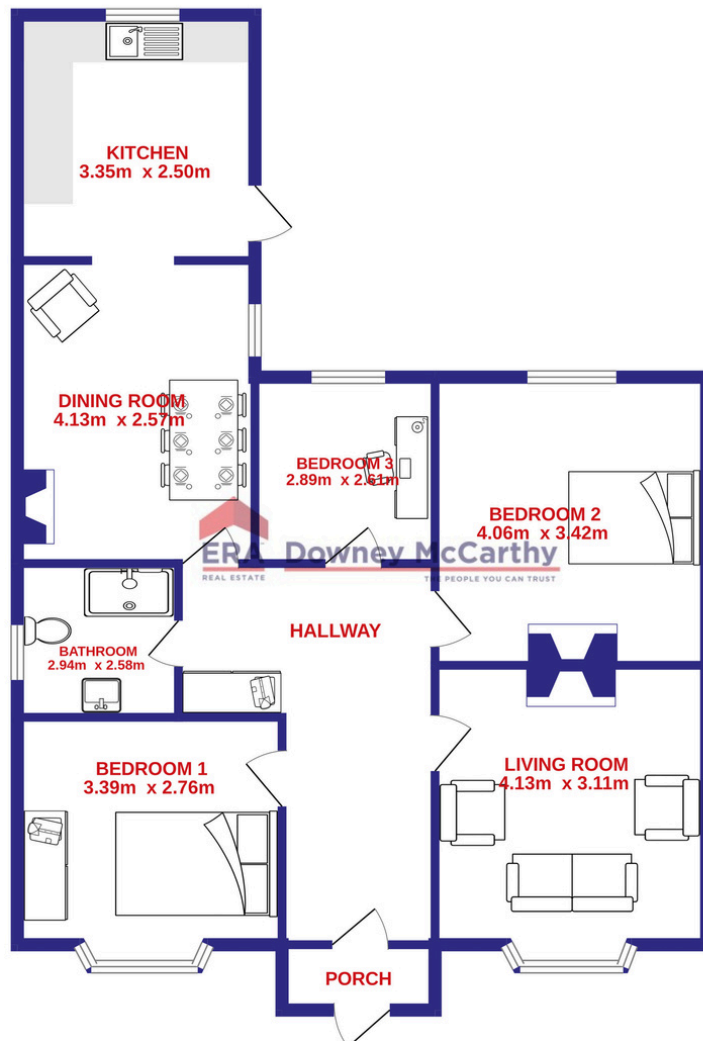
## | BATHROOM

2.94m x 2.58m (9'6" x 8'4")

The bathroom features a three piece suite including a shower cubicle incorporating an electric shower, wall tiling and an opaque window to the side of the property. There is a single ceiling light fitting as well as a double radiator and linoleum flooring.



## | FLOOR PLAN



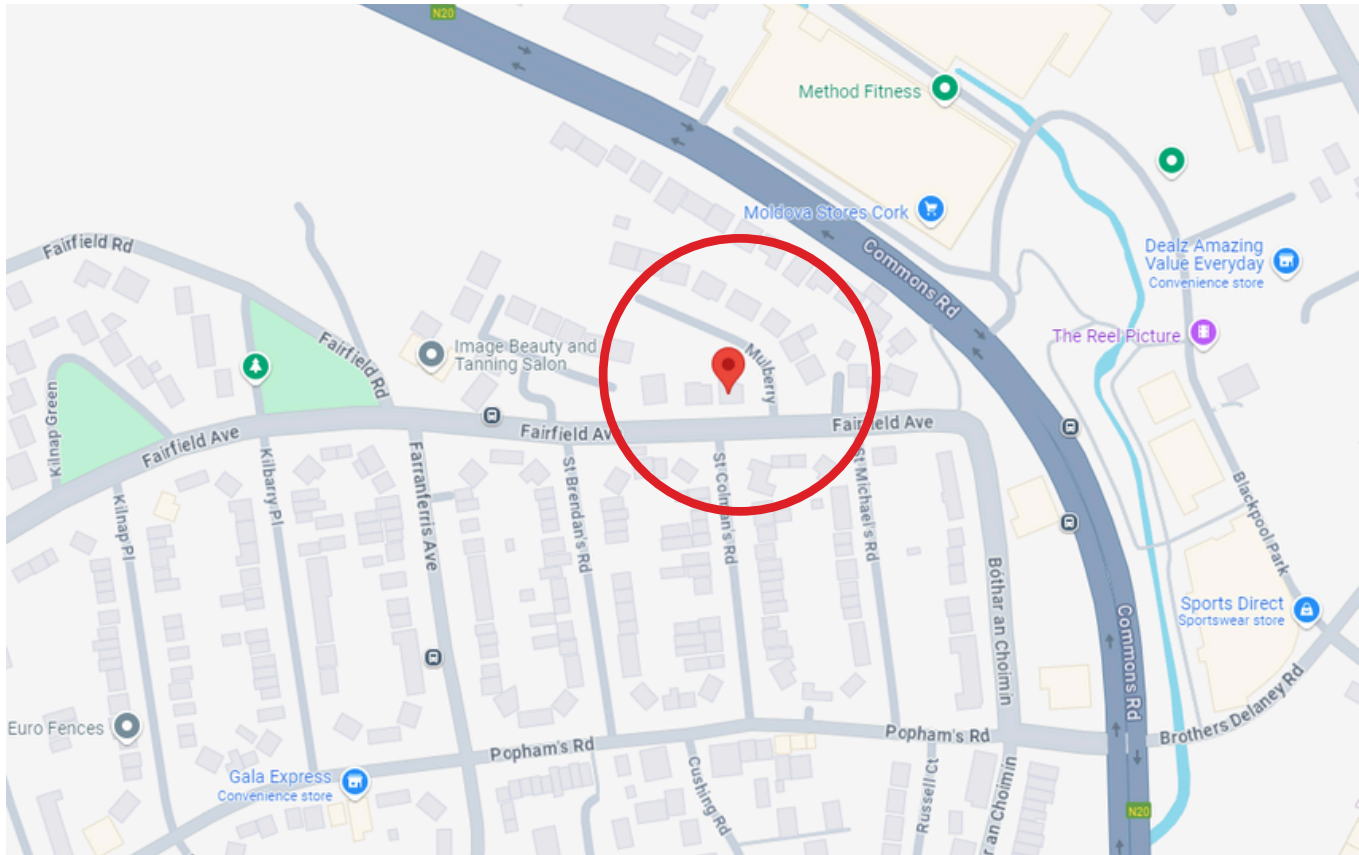
## | GARDENS AND EXTERIOR





## | DIRECTIONS

Please see Eircode T23 Y1Y5 for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

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