



Downey McCarthy

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79 Laurel Ridge, Shanakiel, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is pleased to present to the market this three bedroom terraced property situated in a much sought after residential location in Shanakiel, Cork. Ideally located within walking distance of Apple Headquarters in Hollyhill, Laurel Ridge is also convenient to Sundays Well, UCC and CUH with the western suburbs of Bishopstown, Ballincollig and Blarney also within easy reach. The property also benefits from its close proximity to local amenities to include shops, schools, restaurants and a regular bus route to Cork city centre.



AMV: €230,000

BER D1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 81.5 Sq. M. / 877 Sq. Ft.
- Built in 1981
- Rental potential of €1,550 from 01/08/2022
- Walking distance to Apple Computers HQ
- BER D1
- Gas fired central heating with a recently installed energy efficient gas boiler
- Double glazed windows
- Three spacious bedrooms
- Fully enclosed rear garden which enjoys a sunny South East facing aspect
- Much sought after residential location with UCC, CUH, & City Centre within short driving distance
- Off street parking
- Close to all local amenities, schools, shops & the 202 Bus Route
- Excellent first time buy/investment opportunity

| PORCH

0.7m x 1.6m (2'2" x 5'2")

A sliding door allows access to a porch area which has tiled flooring and one centre light piece. A teak door with glass side panelling allows access to the main reception hallway.

| RECEPTION HALLWAY

3.4m x 1.8m (11'1" x 5'9")

The welcoming reception hallway has attractive neutral décor, vinyl flooring, one radiator and one centre light piece. There is under stair storage, one power point and three telephone points.

| LIVING ROOM

4.1m x 3.3m (13'4" x 10'8")

This bright, spacious living room has two large windows to the front of the property which allow extensive natural light to flood the room. There is laminate timber flooring, an open fireplace, one centre light piece, one radiator, one television point and two power points.



| DINING ROOM

3.5m x 2.7m (11'4" x 8'8")

The dining room has neutral décor, vinyl flooring, one radiator, two power points, and a sliding door allowing access to the rear garden. An open archway from the room allows access to the kitchen.



| KITCHEN

3.5m x 2.4m (11'4" x 7'8")

The kitchen features units at eye and floor level on both sides of the room, vinyl flooring and one window to the rear of the property with a roller blind. There is one centre light piece, one radiator, six power points and a recently installed energy efficient gas boiler is located within the kitchen.



| STAIRS AND LANDING

2.8m x 1.9m (9'1" x 6'2")

The stairs and landing is carpeted throughout. At the top of the landing there is one centre light piece, a hot press area which is shelved for storage and an access hatch to the attic.

| BEDROOM 1

4.3m x 3.3m (14'1" x 10'8")

This spacious double bedroom has two windows to the front of the property including roller blinds, a curtain rail and curtains. The room has laminate timber flooring, built-in units from floor to ceiling, one radiator, two power points and a television point.



| BEDROOM 2

3.24m x 3.3m (10'6" x 10'8")

A spacious double bedroom has one window to the rear of the property including a roller blind, curtain rail and curtains. The room has laminate timber flooring, one radiator, one centre light piece and two power points.



| BEDROOM 3

2.9m x 2.1m (9'5" x 6'8")

A generous sized single room has one window to the front of the property including a roller blind, curtain rail and curtains. The room has laminate timber flooring, neutral décor, one radiator, one centre light piece, built-in storage units and two power points.

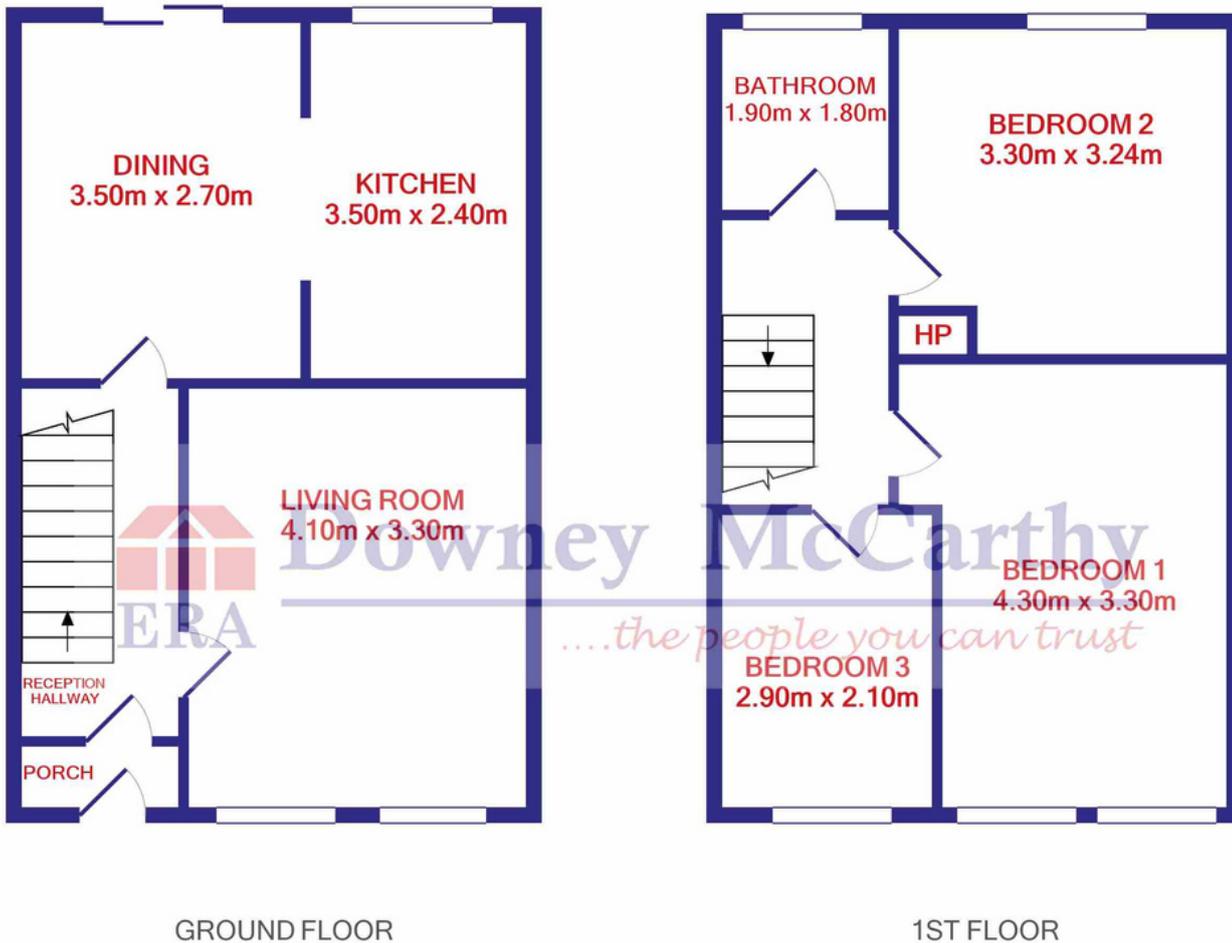


| BATHROOM

1.8m x 1.9m (5'9" x 6'2")

The bathroom features a four piece suite including a Triton T80z electric shower fitted over the bath. The room has one window to the rear of the property, tile flooring, one radiator and tiling surrounding the shower area.

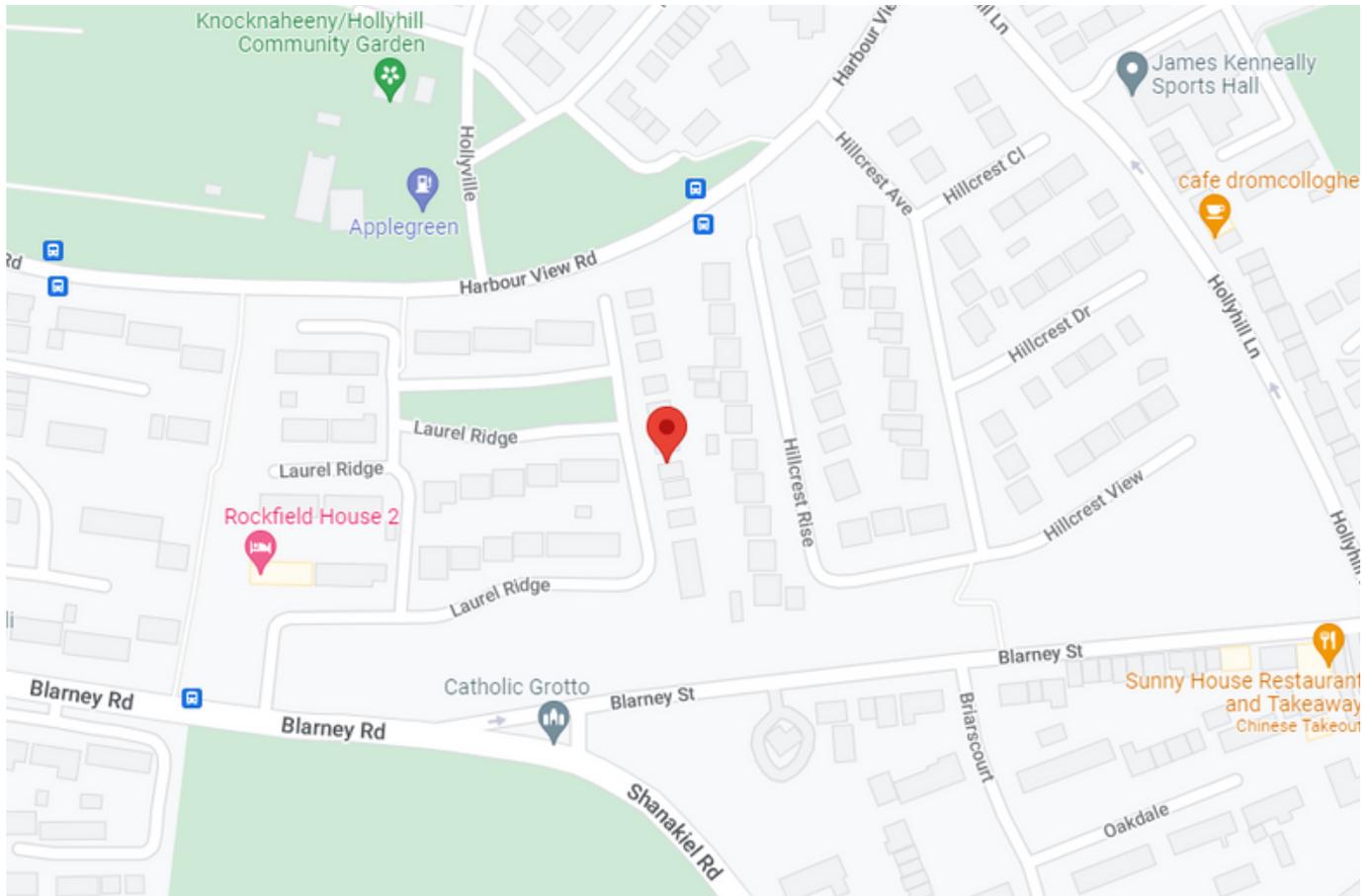
| FLOOR PLAN



TOTAL APPROX. FLOOR AREA 81.5 SQ.M. (877 SQ.FT.)

| DIRECTIONS

Please see Eircode T23 Y60V for directions.



| ALL ENQUIRIES TO:

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