



Downey McCarthy

....the people you can trust

4 Upper Fairhill, Cork City



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to offer to the market this impeccably maintained three bedroom, mid terraced property situated in this convenient location within a ten minute drive from Cork city centre. The property has been recently renovated to a show home standard with particular attention given to increasing the insulation levels with a current cosy BER rating of C2. The property offers a superb enclosed rear garden and patio area together with off street parking for 2-3 cars.



AMV: €225,000

BER C2

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Show house standard internal finish
- Approx. 80 Sq. M / 861 Sq. Ft.
- Built C. 1975
- BER C2 with potential to increase to B1
- Oil fired central heating with modern energy efficient boiler
- Insulated walls
- Fully renovated
- Modern fitted kitchen
- Modern floor coverings throughout
- Beautifully presented family bathroom
- Immaculately maintained throughout
- Fully enclosed rear garden and patio area
- Off street parking for 2-3 cars

| PORCH

0.8m x 1.03m (2'6" x 3'3")

A PVC door with glass centre and top panelling allows access to a porch area which has a recessed spot light and an aluminium door leads you into the main reception hallway from the porch.

| RECEPTION HALLWAY

4.13m x 1.03m (13'5" x 3'3")

This welcoming reception hallway offers magnificent decor setting the tone for the entire house with an attractive colour palette and high quality laminate timber flooring. There is one centre light piece and one radiator.

| LIVING ROOM

3.62m x 3.93m (11'8" x 12'8")

A beautifully presented main living room features high quality décor with laminate timber flooring, an impressive fireplace and wall-mounted shelving. There is one centre light piece, one radiator with accompanying radiator cover, eight power points, one television point and one window to the front of the property with a roller blind, a curtain rail and curtains.



| KITCHEN/DINING

2.75m x 5.06m (9'0" x 16'6")

An open plan kitchen/dining area features modern fitted units at eye and floor level in an L-shape with extensive worktop counter and tiled splashback. The room has tile flooring, recessed spot lighting, extensive dining space, one radiator and twelve power points with one window overlooking the rear of the property with a roller blind and a PVC door with glass panelling allowing access to the rear garden. The kitchen includes an integrated oven/hob/extractor fan, plumbing for a washing machine and strip lighting underneath the eye level units. A door from the kitchen/dining area allows access to the main family bathroom.



| BATHROOM

2.25m x 1.75m (7'3" x 5'7")

The bathroom features a three piece suite including a corner shower with a Triton electric shower. There is impressive modern tiling from floor to ceiling, one window to the side of the property, recessed spot lighting, a heated stainless steel towel rail, integrated storage under the sink and one extractor fan.



| STAIRS AND LANDING

1.8m x 2.43m (5'9" x 7'9")

The stairs and landing have carpet flooring throughout. At the top of the landing there is one centre light piece.

| BEDROOM 1

2.7m x 5.06m (8'8" x 16'6")

A spacious double bedroom has three windows to the rear of the property, all including roller blinds, curtain rails and curtains. The room has beautiful modern décor, high quality carpet flooring and an impressive array of Sliderobe fitted units from floor to ceiling. Other features include one large radiator, one centre light piece, six power points and one television point.



| BEDROOM 2

4.62m x 2.6m (15'1" x 8'5")

A spacious double bedroom has two windows to the front of the property, both including roller blinds, curtain rails and curtains. The room has high quality laminate timber flooring, one large radiator, one centre light piece and four power points.



| BEDROOM 3

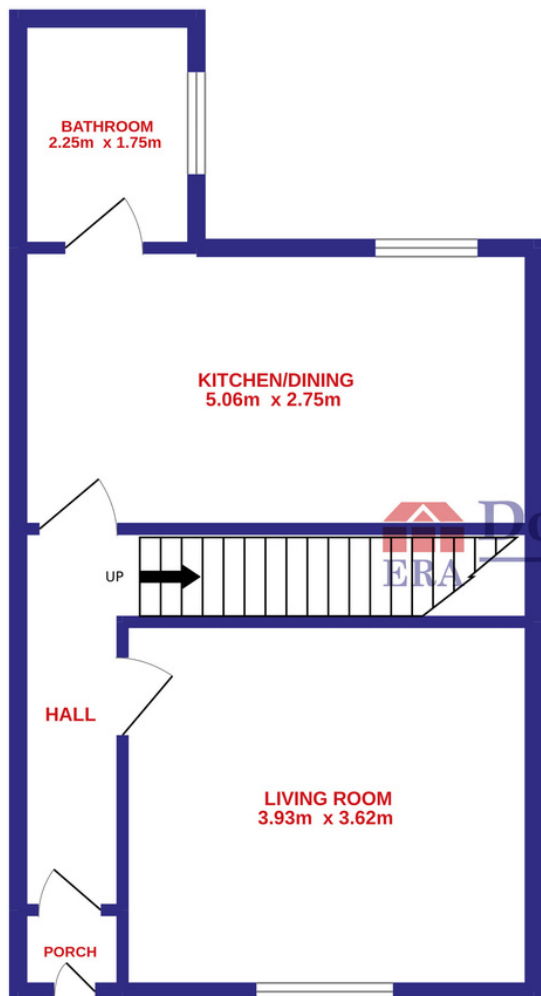
2.7m x 2.43m (8'8" x 7'9")

A spacious single bedroom currently laid out with impressive children's décor has one window to the front of the property including a roller blind, a curtain rail and curtains. The room has high quality laminate timber flooring, built-in units from floor to ceiling, one radiator, one centre light piece and three power points.

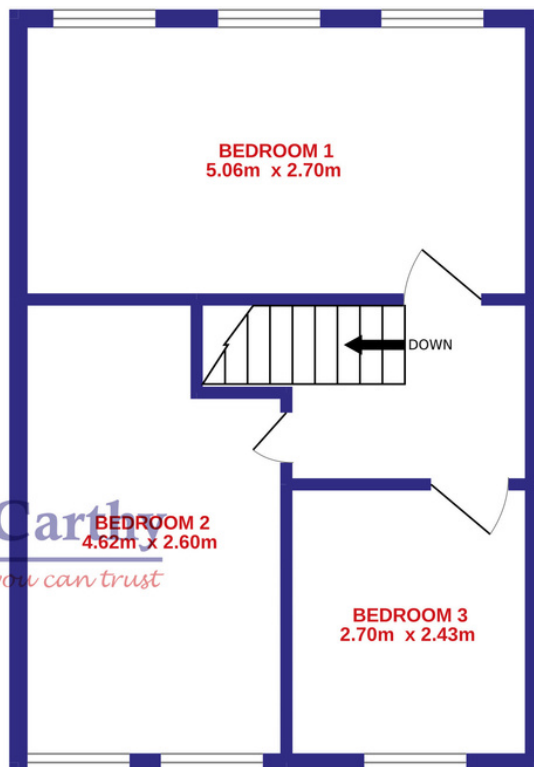


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 80.0 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 T23 X8YH for directions.



| ALL ENQUIRIES TO:

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ERA *...the people you can trust*

Solicitor Details:

Eleanora Taylor, Taylor Solicitors, Unit 3A River House, Blackpool Retail Park, Cork

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