

20 Deanwood Avenue, Togher, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly positioned, three bedroom semi-detached property, located in this highly desirable and mature residential development adjacent to all local amenities and family pursuits. The property benefits from its positioning on a spacious south facing site with obvious future development subject to FPP. Whilst in need of some minor cosmetic upgrading, the property offers a purchaser an ideal canvas to create their dream home for life.



AMV: €325,000

BER D2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 93.92 Sq. M. / 1,011 Sq. Ft.
- Built in 1963
- BER D2 with potential to reach B1
- South facing rear aspect
- Mature sought after address close to all local amenities
- 10 minutes' walk to Wilton Shopping Centre
- Located on the 214 and 219 bus routes
- Easy access to the N40 road network
- Gas fired central heating
- Double glazed PVC windows
- Three spacious bedrooms

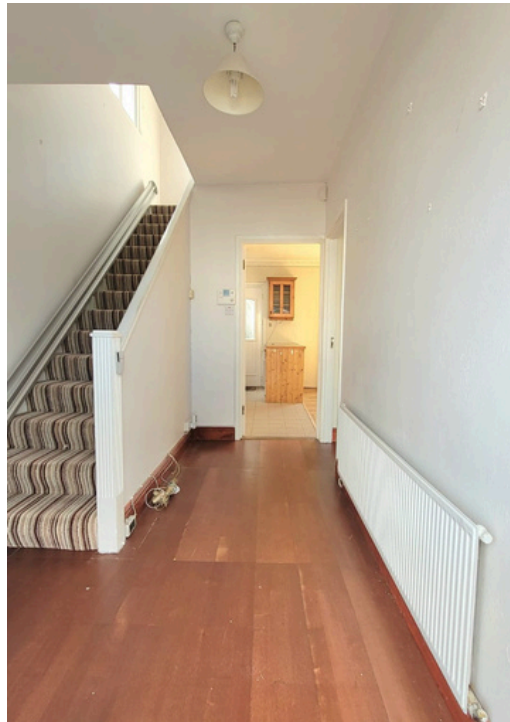
| PORCH

Double doors with glass panelling allow access to a porch area, which has a tile instep and one centre light piece. A PVC door with glass side panelling allows access to the reception hallway.

| RECEPTION HALLWAY

3.27m x 2.23m (10'7" x 7'3")

A spacious reception hallway features semi-solid timber flooring, one centre light piece, one large radiator, two power points, and built-in storage.



| LIVING ROOM

3.53m x 4.1m (11'5" x 13'4")

A superb living room has one window to the front of the property, including a curtain rail and curtains. The room has semi-solid timber flooring, an open fireplace with built-in display cabinets on either side, and covings around the ceiling and centre light piece. There is one large radiator, and four power points.



| KITCHEN/DINING

3.52m x 6.47m (11'5" x 21'2")

This superb dual aspect room benefits from a south facing rear aspect, overlooking the garden. A composite door with glass centre panelling allows access to the rear garden. The kitchen includes units at eye and floor level, with a worktop counter and tiled splashback. There is tile flooring, one centre light piece and one window to the side of the property within the kitchen.



The dining/living area has vinyl flooring, one centre light piece, an open fireplace with built-in display cabinets on either side, and one window to the rear. Throughout this room there are eight power points, one radiator, and one television point.



| UTILITY

Located off the kitchen/dining area is a utility space, which features plumbing for a washing machine, space for a dryer, and the gas boiler is also located within this room.

| STAIRS AND LANDING

2.85m x 2.81m (9'3" x 9'2")

The stairs and landing features carpet flooring throughout. At the top of the landing there is one window to the side of the property with a roller blind, a hot press area which is shelved for storage, and a Stira staircase allowing access to the attic.

| BEDROOM 1

3.57m x 3.9m (11'7" x 12'7")

A spacious double bedroom has one window to the rear of the property including a roller blind, and a net blind. The room has an impressive array of built-in units from floor to ceiling, semi-solid oak timber flooring, one centre light piece, and one radiator.



| BEDROOM 2

3.55m x 3.55m (11'6" x 11'6")

A large double bedroom has one window to the front of the property including a net blind, a curtain rail and curtains. The room has carpet flooring, one centre light piece, four power points, and one radiator.



| **BEDROOM 3**

2.54m x 2.82m (8'3" x 9'2")

A large single bedroom has one window to the front of the property including a roller blind, and a net blind. The room has carpet flooring, built-in storage, one centre light piece, four power points, and one radiator.



| **BATHROOM**

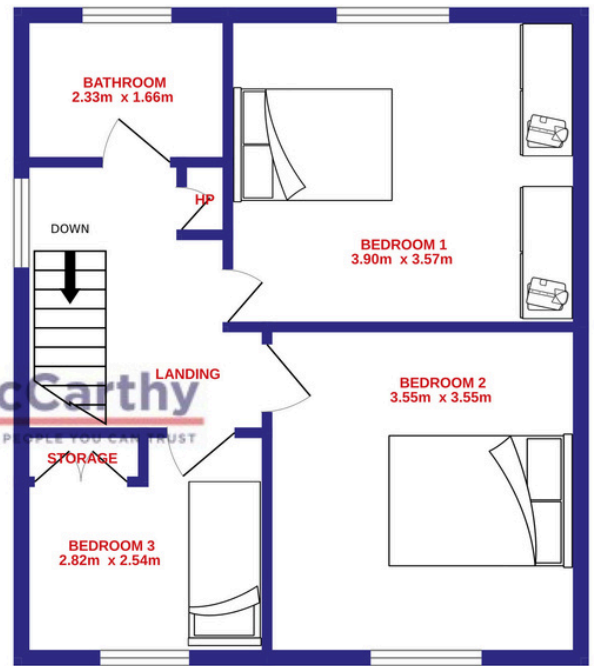
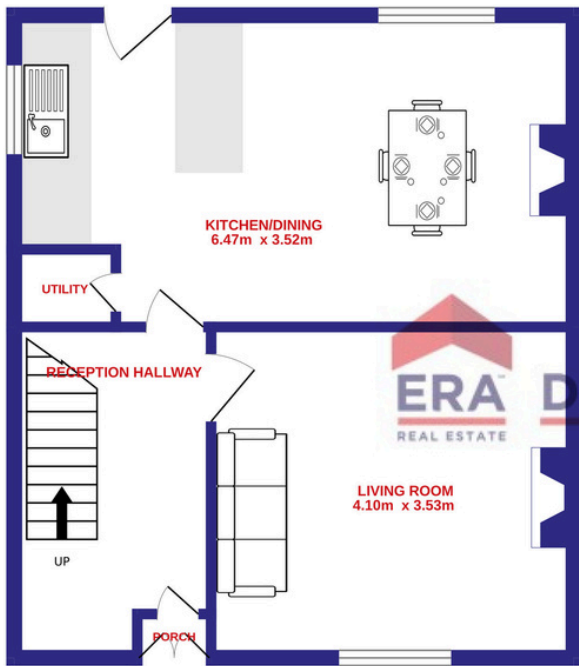
1.64m x 2.33m (5'3" x 7'6")

The family bathroom features a four piece suite, including a Bristane electric shower fitted over the bath. The area has vinyl flooring, wall tiling, one window to the rear of the property, built-in storage cabinets, one radiator, and one centre light piece.

| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



| DIRECTIONS

Please see Eircode T12 Y22C for directions.



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Downey McCarthy

THE PEOPLE YOU CAN TRUST

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