

## 23 Briars Court, Shanakiel, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly positioned three bedroom semi-detached property, situated in the sought after location of Briars Court, Shanakiel. The property is convenient to Sundays Well, UCC and CUH with the western suburbs of Bishopstown, Ballincollig and Blarney are all within easy reach.

Accommodation consists of reception hallway, living room, and kitchen/dining area on the ground floor. Upstairs the property offers three spacious bedrooms and a family bathroom.

**AMV: €275,000**

**BER D2**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 75.3 Sq. M. / 811 Sq. Ft.
- Built in 1980
- BER D2 with potential to increase to A2
- Double glazed windows
- Gas fired central heating
- New boiler
- Three spacious bedrooms
- Modern fitted kitchen
- Enclosed rear garden
- Much sought after residential location with UCC, CUH, Bons Secour Hospital, Apple Ireland HQ & Cork city centre within close distance
- On the 201 bus route
- Ideal first time buy

## | RECEPTION HALLWAY

3.54m x 2.02m (11'6" x 6'6")

An aluminium door with glass centre panelling allows access to the main reception hallway. The bright and spacious reception hallway has laminate timber flooring, attractive neutral décor, one centre light piece, one radiator, extensive under stair storage, an alarm control point, and one power point.



## | LIVING ROOM

4.77m x 3m (15'6" x 9'8")

A spacious main living room has a feature bay window to the front of the property including a curtain rail and curtains. The room has high quality laminate timber flooring, attractive décor, one large radiator, one centre light piece, and an open fireplace. There are six power points, and one television point.



## | KITCHEN/DINING

3.8m x 5.12m (12'4" x 16'7")

The kitchen/dining area features modern impressive units at eye and floor level finished in a Prague ivory colour scheme with contrasting walnut worktop counter. The kitchen includes an integrated oven/hob/extractor fan, a stainless steel sink, plumbing for a washing machine and dishwasher, and space for a fridge freezer. There is one centre light piece, a large island unit accommodating a dining area, and an aluminium door with glass panelling allows access to the rear garden. The dining area has one window to the rear, one centre light piece, vinyl flooring, and one radiator. Throughout the room there are twelve power points, and one television point.



## | STAIRS AND LANDING

3.24m x 2.02m (10'6" x 6'6")

The stairs and landing are fitted with carpet flooring. At the top of the landing there is one centre light piece, and a hot press area which is shelved for storage.

## **| BEDROOM 1**

4.04m x 3m (13'2" x 9'8")

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



## **| BEDROOM 2**

3.32m x 3m (10'8" x 9'8")

A spacious double bedroom has one window to the front of the property, including a curtain rail and curtains, and offering superb views of the surrounding countryside. The room has carpet flooring, built-in storage units, one centre light piece, one large radiator, and three power points.



## **| BEDROOM 3**

2.4m x 2.44m (7'8" x 8'0")

A generous sized single bedroom has one window to the rear of the property, including a roller blind, a curtain rail and curtains. The room has carpet flooring, one centre light piece, one radiator, and one power point.



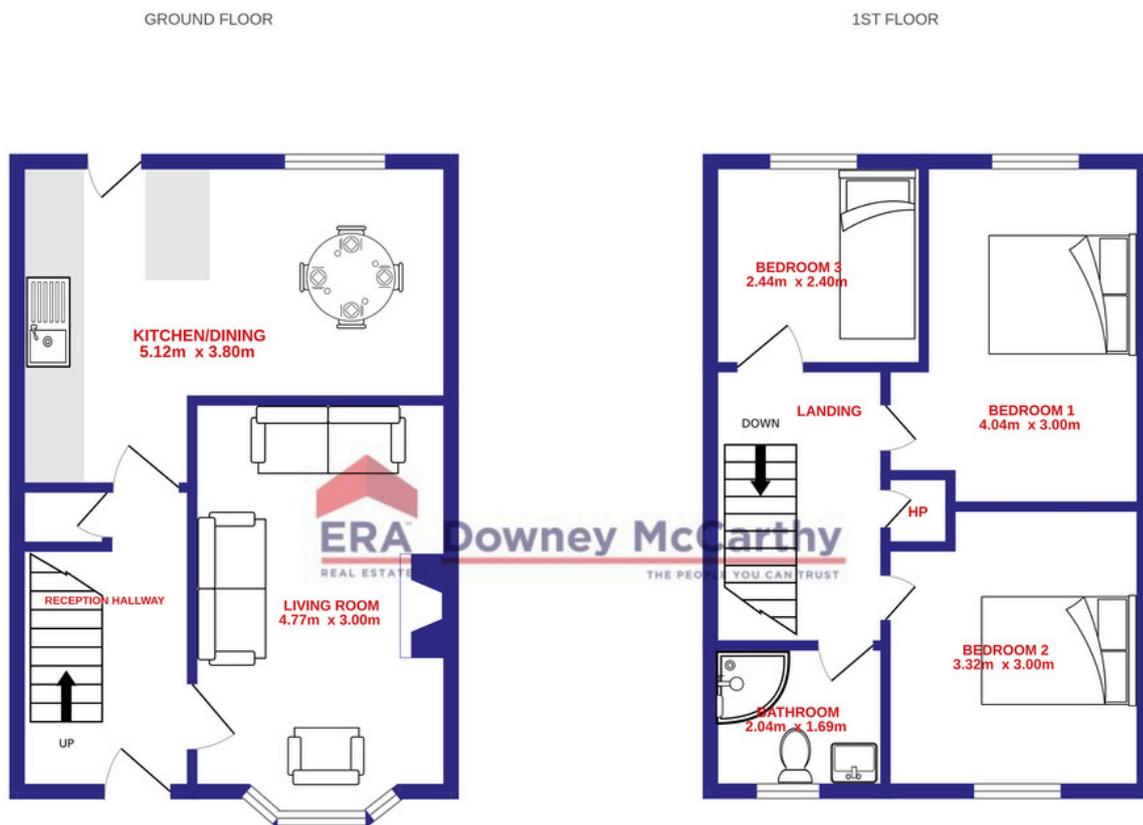
## | BATHROOM

1.69m x 2.04m (5'5" x 6'6")

The family bathroom features a three piece suite including a corner shower area incorporating a Triton T80Z electric shower. The room has vinyl flooring, PVC panelled walls to the shower area, one centre light piece, one extractor fan, one window to the front of the property, one radiator, and a wall-mounted storage unit.

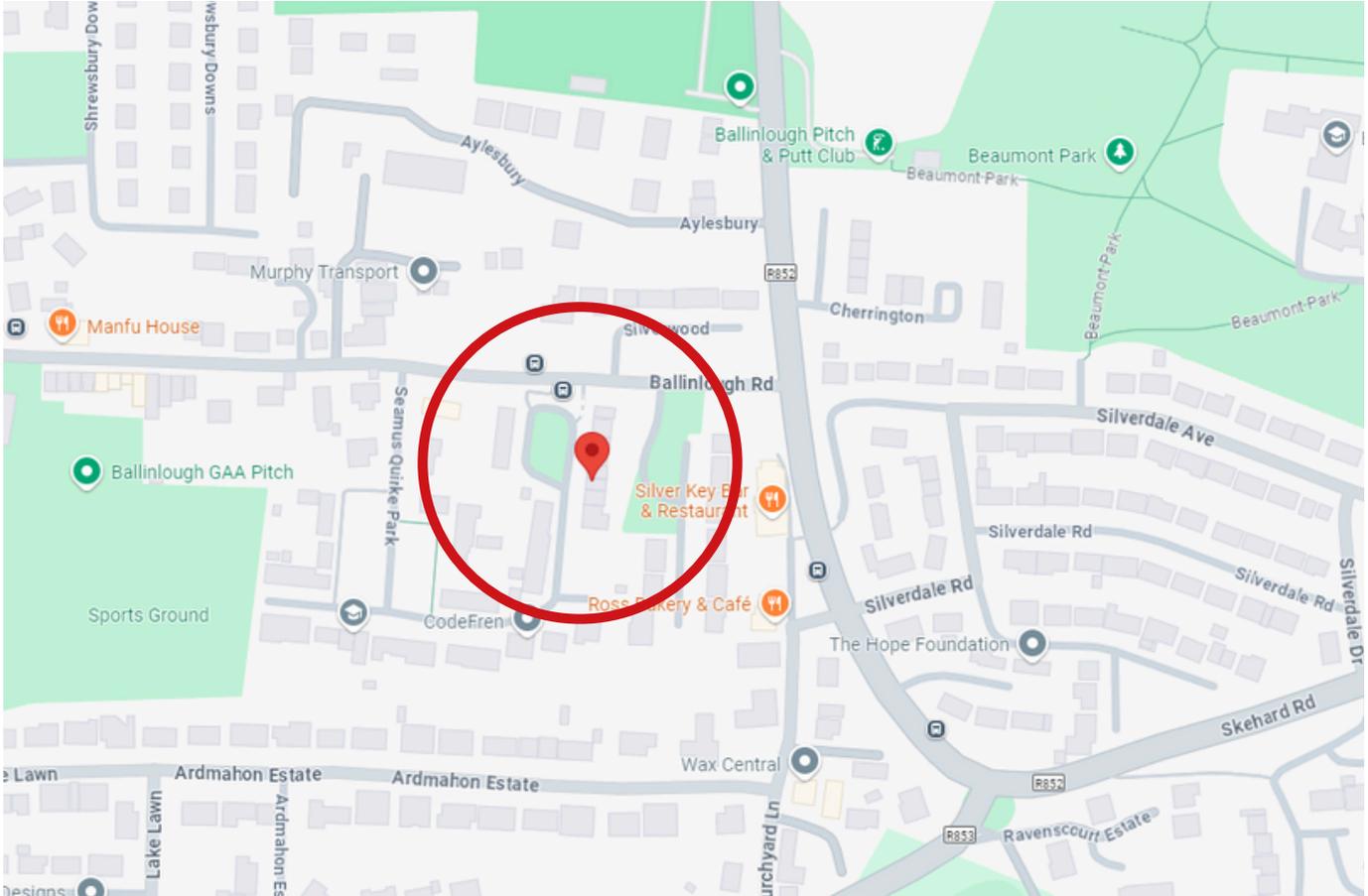


## | FLOOR PLAN



## | DIRECTIONS

Please see Eircode T12 YNW2 for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

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