



Downey McCarthy

...the people you can trust

St. Catherine's, 4 Mercier Park, Curragh Road, Turners Cross, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this immaculately presented, three bedroom semi-detached property in a much sought after, convenient and mature location of Mercier Park, Turners Cross. The property benefits from its location close to a host of amenities as well as Cork city centre and offers potential purchasers space for further development if required, similar to other properties in the neighbourhood.



AMV: €310,000

BER C2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 83.48 Sq. M. / 899 Sq. Ft.
- Built in 1948
- BER C2
- Externally insulated
- Oil fired central heating
- Double glazed windows
- Underpinned and certified
- New PVC drain system
- Three spacious bedrooms
- Rear garden which is fully enclosed and allows space for further development if required
- Off street parking
- Adjoined garage suitable for conversion
- Sought after mature location
- 15 minute walk to Cork city centre
- Easy access to Wilton, Mahon Point, Cork Airport
- Close to UCC and MTU
- Ideal first time buy/trade down property

| RECEPTION HALLWAY

5m x 1.9m (16'4" x 6'2")

A PVC door with glass centre panelling allows access to the main reception hallway. The hallway features attractive neutral décor, carpet flooring, one centre light piece, one radiator and one power point. An oak door with glass centre panelling off the hallway allows access to the main living room.

| LIVING ROOM

3.5m x 3.7m (11'4" x 12'1")

The generous sized living room has one window to the front of the property including a roller blind, a curtain rail and curtains. The room has high quality semi-solid oak timber flooring, attractive timber panelled ceiling, one centre light piece, one radiator, four power points and one telephone point. Double doors with glass centre panelling allow access to the family room.



| FAMILY ROOM

3.35m x 3.4m (10'9" x 11'1")

This room has semi-solid oak timber flooring, an open fireplace, one centre light piece, wall-mounted shelving, one radiator, one thermostat control for the heating, eight power points, two telephone points and a hot press area which is shelved for storage. A door off the family room allows access to an extended kitchen/dining area.



| KITCHEN/DINING

3.3m x 3.67m (10'8" x 12'0")

This room features fitted units at eye and floor level in an L-shape with extensive worktop counter and tiled splashback. The room has vinyl floor covering, one window to the rear of the property with a roller blind and a sliding door allowing access to the rear garden. The kitchen has one centre light piece, one large radiator, a stainless steel sink, plumbing for a dishwasher, plumbing for a washing machine, space for a dryer and throughout the room there are six power points.



| BEDROOM 1

4.35m x 3.06m (14'2" x 10'0")

A spacious double bedroom has one large window to the front of the property including a roller blind, a curtain rail and curtains. The room has built-in units from floor to ceiling, carpet flooring, one centre light piece, one radiator, three power points, one telephone point and one television point.



| EN SUITE

2m x 0.95m (6'5" x 3'1")

The en suite features a three piece suite with a Mira Elite ST electric shower. There is tiling surrounding the shower area, floor and wall tiling, one centre light piece, one extractor fan and one wall-mounted heater.

| BEDROOM 2

3.3m x 3m (10'8" x 9'8")

A large double bedroom has one window to the rear of the property including a curtain rail and curtains. The room has impressive built-in units from floor to ceiling which includes a vanity area and sink. The room has high quality laminate timber flooring, one centre light piece, five power points and one telephone point.



| **BEDROOM 3**

2.1m x 3.33m (6'8" x 10'9")

A large single room has one window to the side of the property including a curtain rail and curtains. The room has built-in units from floor to ceiling, carpet flooring, one centre light piece, one wall-mounted light piece, one radiator and two power points.



| **BATHROOM**

1.9m x 1.9m (6'2" x 6'2")

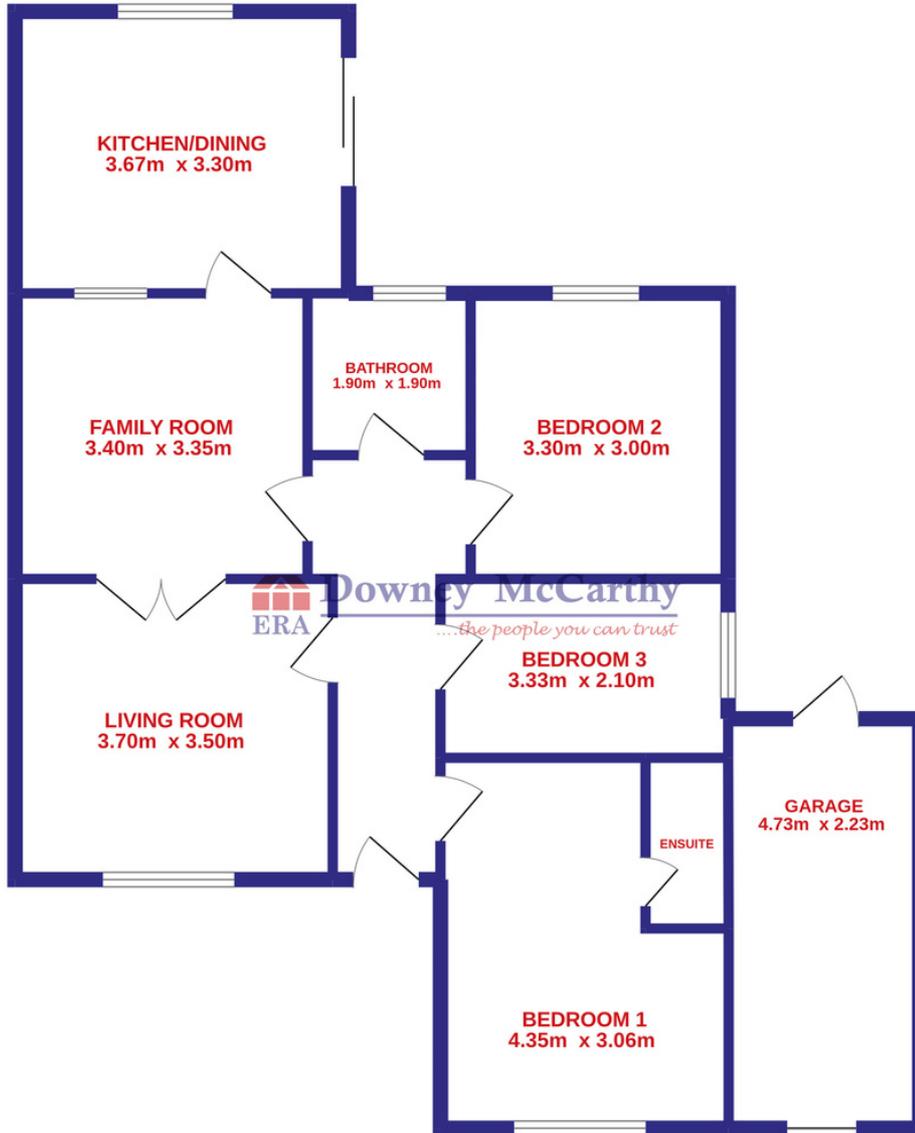
The main family bathroom features a four piece suite including an electric shower fitted over the bath, vinyl floor covering and wall tiling. There is one window to the rear of the property, one centre light piece, wall-mounted shelving and one radiator.

| **GARAGE**

4.73m x 2.23m (15'5" x 7'3")

An up and over door allows access to a vehicular garage space. A door at the rear of the garage allows access to the rear garden.

| FLOOR PLAN



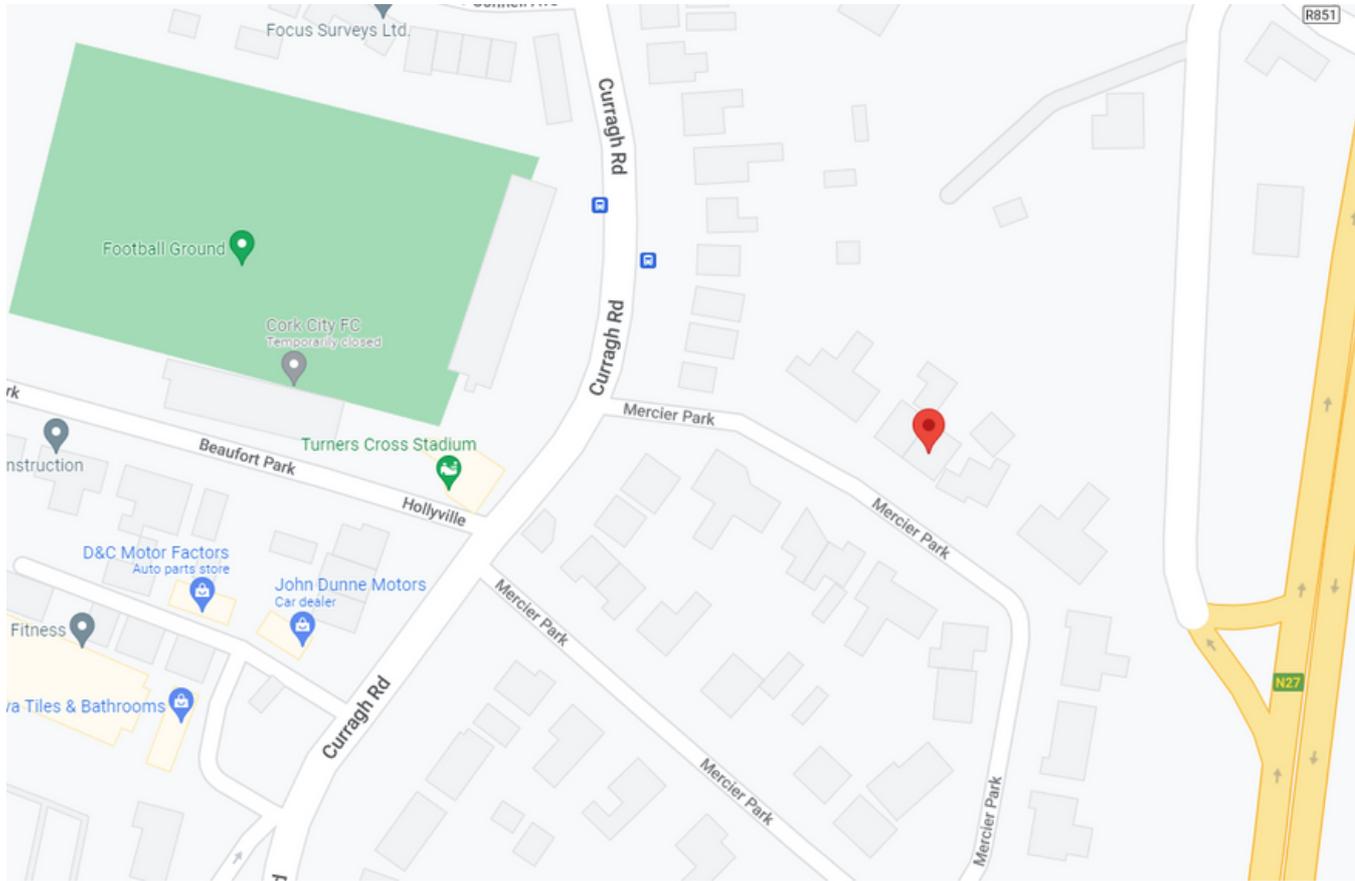
TOTAL FLOOR AREA : 83.5 sq.m. approx.

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 T12 E3X6 for directions.



| ALL ENQUIRIES TO:

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ERA
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Solicitor Details:

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