

## 17 Cathedral Road, Gurrabraher, Cork City



ERA Downey McCarthy auctioneers are delighted to launch to the market this fine three bedroom mid terrace property situated in a very popular location on Cathedral Road. Cathedral Road is a proven residential location due to its proximity to the city centre (10 minutes walking distance) and easy access to Apple headquarters in Hollyhill (on the 202 Bus Route).



AMV: €190,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 2.78m x 2.04m
- Living Room 4.29m x 2.69m

The reception hallway has tile flooring, one radiator, one light fitting, an alarm control panel, understair storage and a thermostat control for the heating.

The living room has a large window overlooking the front of the property, one light fitting, one double power point, one radiator and a marble fireplace with built-in display and storage units to the side.



- Kitchen/Dining 3.42m x 4.8m

The kitchen has built-in units at eye and floor level, an extensive worktop counter and tile splash back. Features include a PVC door which provides access out to the rear yard, two light fittings, a stainless steel sink, four double power points, one radiator, plumbing for a dishwasher and space for an oven. The room has ample space for a dining table.





- Utility Room 1.1m x 1.7m
- Main Bathroom 1.7m x 1.7m
- Stairs and landing
- Bedroom 1 2.7m x 3.7m

The utility room has space for a washing machine and a dryer, tile flooring, one double power point and one light fitting.

The main bathroom is fully tiled throughout with one window overlooking the side of the property. The bathroom has a three piece suite with a Mira Sport electric shower, one light fitting, one radiator, an extractor fan and a hand railing.

The stairs and landing are fully carpeted throughout. The landing has one light fitting and a Stira staircase allows access into the attic.

The main bedroom has one window overlooking the front of the property. Features include laminate wood flooring, one light fitting, one radiator, one double power point and built-in units throughout which are ideal for storage.



- Bedroom 2 3.5m x 2.6m
- Bedroom 3 2.5m x 2.1m

A spacious double bedroom with one window overlooking the rear of the property. Features include laminate wood flooring, one radiator, one light fitting and one power point.

A single bedroom with one window overlooking the rear of the property. The room has laminate flooring, one light fitting and one radiator.



## Features

- 66 Sq.M / 710 Sq.Ft. Approx.
- Built in the 1940/50's Approx.
- BER E1
- Much sought after location
- Close to all amenities
- 10 Minute walk to Cork city centre
- Located on the No 202 Bus Route serving Apple Computers
- Excellent first time buy/Investment
- Private parking off the street
- Good windows
- Natural Gas Central Heating
- Stira to Attic - converted for storage

## Directions

Please see the eircode T23 PCP0 for directions.



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