

11 Robins Court, Togher, Cork. **BER D2**



ERA Downey McCarthy are delighted to launch this well located family home. Within convenient walking distance of shops, schools, church etc this dormer style semi-detached home includes a front garden with private parking and large enclosed patio area to the rear.



AMV €225,000

PSRA Licence No. 002584

Accommodation

- Entrance Hall 1.8m x 5.69m
The entrance hall has one ceiling light, one smoke alarm, dado rail, one radiator, under stair storage and timber flooring.
- Guest W.C 1.13m x 1.15m
The guest W.C has one ceiling light, one window looking out over the side of the property, W.C, wash hand basin and one radiator.
- Dining Room 3.73m x 2.53m
The dining room features one ceiling light, two power points, one radiator, timber flooring and patio doors which lead to the rear garden.



- Kitchen 4.65m x 3.04m
The kitchen has one window looking over the rear of the property, a ceiling light and a half glazed door leads out to the rear of the property. Other features include fitted floor and wall units, a stainless steel sink, eight power points, one radiator and timber flooring.



- Living Room 5.09m x 3.16m
The living room has one ceiling light, cornice to all sides and one large window overlooking the front of the property. The room also has a timber surround fireplace, three power points, one radiator and timber flooring.



- Bedroom 1 4.63m x 2.42m
- First floor landing 3.28m x 2.63m
- Bedroom 2 3.18m x 3.52m

The main bedroom has one ceiling light, one window overlooking the front of the property, one radiator, one power point and timber flooring.

The first floor landing has a dado rail, one ceiling light, carpet flooring, walk-in hot press with shelving and electric immersion.

This bedroom has one window overlooking the front of the property, one ceiling light, two power points, one radiator and timber flooring.



- Main Bathroom 2.51m x 1.66m

The main bathroom has two integrated ceiling lights, PVC panel finish to the ceiling and walls and one velux window. Other features include one bath with a Triton T100 electric shower over the bath, one W.C, wash hand basin, tiled floor, one radiator and a heated towel rail.



• Bedroom 3 4.66m x 3.0m

This room has one window overlooking the rear of the property, one ceiling light, six power points, one radiator and timber flooring.

• Walk-in wardrobe 1.49m x 2.66m

The walk-in wardrobe has fitted shelving and access to the attic is gained from the area.

Features

- Paved patio to the rear
- Garden shed
- Outside tap
- Gross internal floor area extends to 105.27 m²/ 1133 ft²
- Gas fired central heating

Directions

Please see eircode T12 PFW6 for directions.



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