

The Bungalow, Bakers Road, Gurrabraher, Cork



ERA Downey McCarthy are delighted to present to the market this superb and beautifully maintained four bedroom detached bungalow in a super, convenient and popular area of Bakers Road in Gurrabraher. This property offers a tremendous opportunity to create a wonderful family home in a very attractive and mature residential location, which is close to all amenities, including schools, shops, hospitals, post office, and pharmacies and the property is a short distance from Apple Ireland HQ in Hollyhill. Viewing is highly recommended to fully appreciate what this home has to offer.



AMV: €295,000

BER E2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 113.08 Sq. M. / 1,217 Sq. Ft.
- Built in 1952
- BER E2, but it has the potential to go up to an A2 if you follow the recommendations in the advisory report
- Tremendous potential to create a wonderful family home
- Four bedrooms
- Superb large rear garden with West facing aspect and Barna shed
- Large site with development potential subject to planning permission
- Smoke alarms which are mains operated
- Off street parking
- Ideal first time buy/family home
- Close to a host of amenities including schools, supermarkets, credit union etc.
- Walking distance to Apple Ireland HQ, The Orthopaedic urgent care centre, Mercy Hospital & UCC
- Close proximity to Cork city centre, Fitzgerald's Park & Bon Secours Hospital
- On the 202 bus route
- Two stairs and two attics, potential to convert spp.
- Gas fired central heating
- Security / Burglar Alarm fitted
- Mains Water & Sewage

| PORCH

2.38m x 1.85m (7'8" x 6'0")

A PVC door with frosted glass panelling allows access into the porch area. The porch has one window overlooking the front, one window to the side, tile flooring, an archway and a solid wooden door allowing access to the main reception hallway.

| RECEPTION HALLWAY

4.03m x 4.52m (13'2" x 14'8")

This spacious reception hallway features carpet flooring, access to the attic via a Stira staircase, one centre light piece, an electrical service board, one large radiator. Solid doors lead to all rooms.

| LIVING ROOM

3.42m x 4.17m (11'2" x 13'6")

The living room has one large window overlooking the front of the property. The room has carpet flooring, one centre light piece, original fireplace, one large radiator and attractive neutral décor.



| FAMILY/TV ROOM

3.96m x 2.97m (12'9" x 9'7")

This cosy family room has one window to the rear of the property, attractive high quality vinyl flooring, built-in storage (which also houses the hot press and immersion), one large radiator, original fireplace with electric insert and a door allowing access into the rear hall/utility area.



| REAR HALL/UTILITY ROOM

2.23m x 1.65m (7'3" x 5'4")

This room has vinyl flooring, one fluorescent light fitting, built-in storage units and a door allowing access to the side/rear of the property and another doorway leads out to the kitchen/dining room.

| KITCHEN/DINING ROOM

3.84m x 3.64m (12'5" x 11'9")

The kitchen features solid fitted units at eye and floor level with an extensive worktop counter. The room is dual aspect with one window to the rear of the property and one window to the side, allowing extensive natural light to flood the area. The kitchen has vinyl flooring, one fluorescent light fitting, space for an oven and a fridge freezer, plumbing for a washing machine and dishwasher, one radiator and ample power points.



| HOME OFFICE/STUDY

4.27m x 3.64m (14'0" x 11'9")

An ideal home workstation, the office has sliding doors allowing access to the rear garden, high quality laminate flooring, one centre light piece, attractive neutral décor and access to the shower room.



| SHOWER ROOM

1.51m x 1.49m (4'9" x 4'8")

The shower room features a three piece suite including a built-in shower cubicle incorporating a Triton T90 electric shower, one centre light piece, floor and wall tiling, extractor fan and attractive neutral décor.



| **BEDROOM 1**

3.51m x 4.19m (11'5" x 13'7")

The main bedroom has one large window overlooking the front of the property, high quality laminate flooring, fitted wardrobes, attractive neutral décor, one large radiator and one centre light piece.



| **BEDROOM 2**

3.95m x 2.7m (12'9" x 8'8")

This bedroom has a window to the rear of the property, carpet flooring, radiator, centre light piece and a fireplace. A door from here allows access to the home office.



| **BEDROOM 3**

3.82m x 2.54m (12'5" x 8'3")

This bedroom has one window to the front of the property, high quality laminate flooring, radiator, centre light piece and built-in wardrobe units.



| **BEDROOM 4**

2.92m x 2.51m (9'5" x 8'2")

This bedroom has a window to the rear of the property, laminate flooring, radiator, attractive neutral décor, centre light piece and built-in wardrobe units.



| **BATHROOM**

2.89m x 1.68m (9'4" x 5'5")

The main family bathroom features a three piece suite, one window to the rear of the property, lino flooring, wall tiling, radiator and wall-mounted heater.



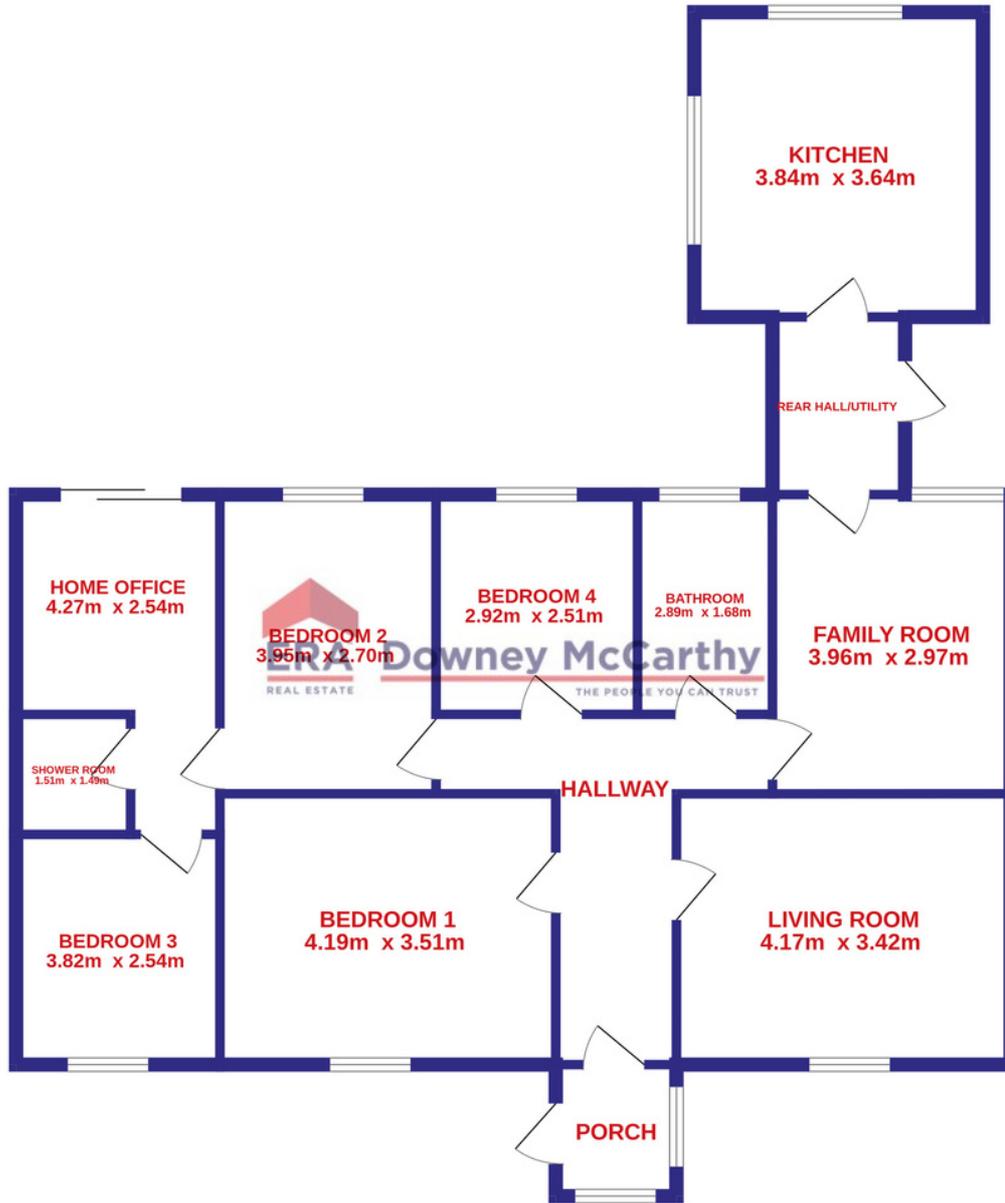
| EXTERIOR



The front of the property is fully enclosed with block built walls and there is a large concrete driveway which can accommodate off street parking for 3-4 vehicles and an immaculately maintained garden which is laid to lawn. A side gate allows access to the rear.

The rear of the property has a patio area, a Barna shed and a superb large garden which is fully enclosed to all sides. The garden is laid to lawn with some mature shrubs planted throughout.

| FLOOR PLAN

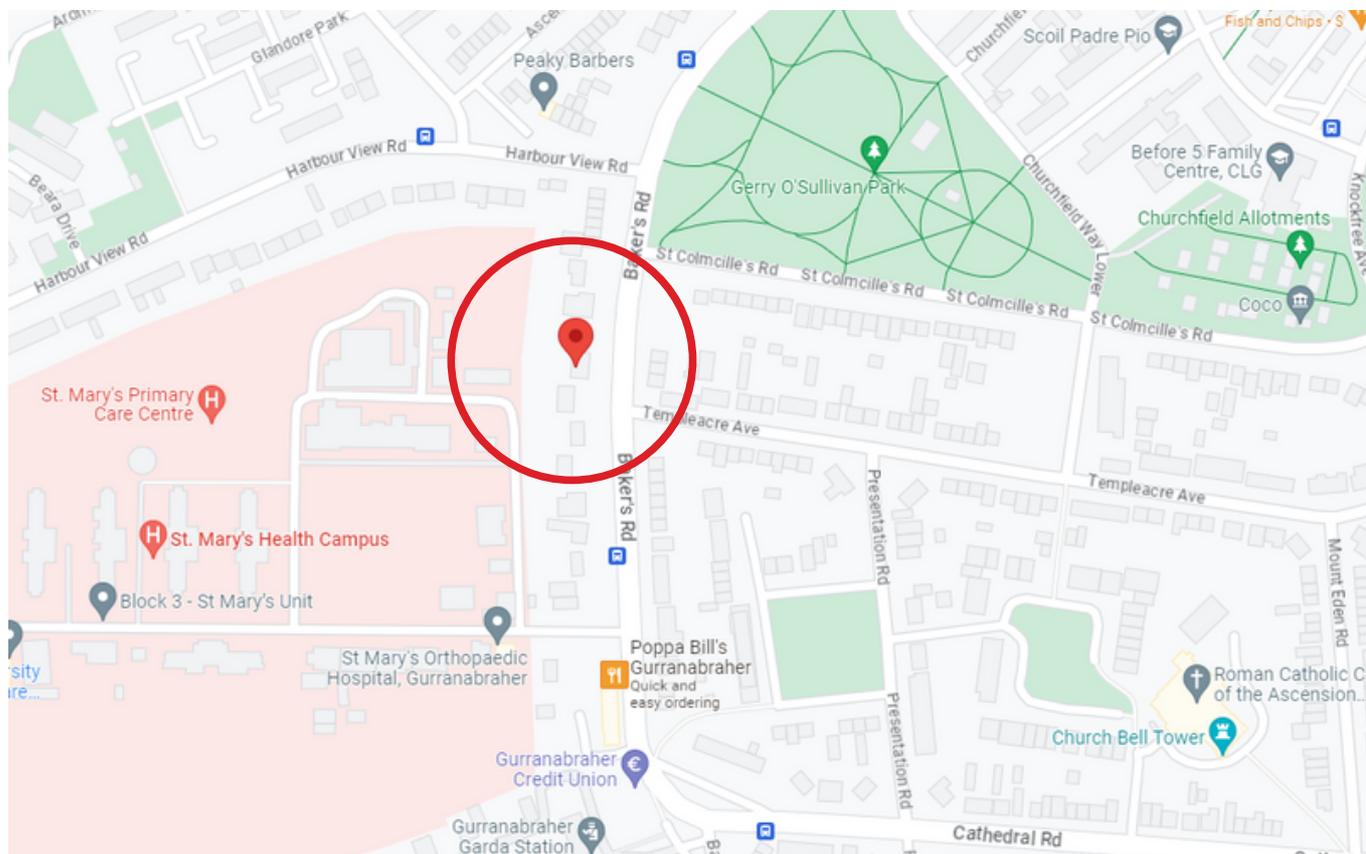


TOTAL FLOOR AREA : 108.9 sq.m. approx.

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 T23 KV4D for directions.



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