

3 Firview, Curraheen Road, Bishopstown, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superbly maintained four bedroom semi-detached property situated in a sought after and mature location in Bishopstown, Cork. The property benefits from spacious bedroom and living accommodation along with a fantastic rear garden boasting a South facing aspect. An ideal family home in an unrivalled Cork suburb, viewing comes highly recommended.



AMV: €350,000



60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 153.19 Sq. M. / 1,649 Sq. Ft.
- Built in 1963
- BER F
- Gas fired central heating
- Four bedrooms
- New carpet flooring
- Recently repainted
- Not rent capped
- Converted garage
- Superb enclosed rear garden with South facing aspect
- Much sought-after mature location
- Close to all amenities including University College Cork, CUH, CUMH and Wilton shopping centre
- Ideal family home

| PORCH

Sliding doors allow access to a porch area which has tile flooring. A timber door with centre and side glass panelling allows access to the reception hallway.

| RECEPTION HALLWAY

3.02m x 3.55m (9'9" x 11'6")

The bright and spacious hallway features timber flooring, neutral décor, two wall-mounted light pieces, one centre light piece, access to a cloak room and one radiator. There is an open arch leading you to the kitchen/dining area and the hot press.



| LIVING ROOM

3.66m x 4.2m (12'0" x 13'7")

The living room features a large window to the front of the property, new carpet flooring, one radiator, one centre light piece, an open fireplace and six power points.



| FAMILY ROOM

3.94m x 4.2m (12'9" x 13'7")

The spacious family room features new carpet flooring, one large window to the rear of the property, an open fireplace, one centre light piece, power points and one large radiator.



| KITCHEN/DINING

3.92m x 3.4m (12'8" x 11'1")

A beautifully presented kitchen/dining area features laminate flooring, one centre light piece, one large window to the rear, one radiator and ample power points throughout. The kitchen has modern units at eye and floor level, stainless steel sink, space for a dishwasher, space for an oven/hob.



| UTILITY ROOM

2.29m x 2.49m (7'5" x 8'1")

The large utility room features tile flooring, one window to the side, one PVC door allowing access to the rear of the property and space for a washer/dryer. This room also houses the boiler.



| GUEST W.C

0.88m x 1.45m (2'8" x 4'7")

The guest w.c features a two piece suite, floor and wall tiling, one centre light piece and one window to the side of the property.



| SALON/CONVERTED GARAGE

5.32m x 2.49m (17'4" x 8'1")

The converted garage was in use as a salon but could be used as an additional bedroom/living space on the ground floor. The room is dual aspect with one large window to the front of the property and one window to the side. It features tile flooring, tile splashback, one sink, electric shower, recessed spot lighting, one fluorescent light, one large radiator, ample power points and one door to the side of the property.



| STAIRS AND LANDING

2.27m x 3.98m (7'4" x 13'0")

The stairs and landing features new carpet flooring throughout. At the top of the landing there is one centre light piece, one window to the side and an access hatch to the attic.

| BEDROOM 1

3.65m x 4.18m (11'9" x 13'7")

This spacious double bedroom has one large window to the front of the property, timber flooring, one centre light piece, neutral décor, one large radiator and ample power points.



| BEDROOM 2

3.92m x 3.78m (12'8" x 12'4")

This large double bedroom has one window to the rear of the property, new carpet flooring, one centre light piece, neutral décor, one large radiator and power points.



| BEDROOM 3

2.73m x 3.69m (8'9" x 12'1")

This bedroom has one rear to the front of the property, new carpet flooring, one centre light piece, neutral décor, one radiator and power points.



| BEDROOM 4

2.71m x 2.86m (8'8" x 9'3")

This bedroom has one window to the rear of the property, new carpet flooring, one centre light piece, neutral décor, one radiator and power points.



| BATHROOM

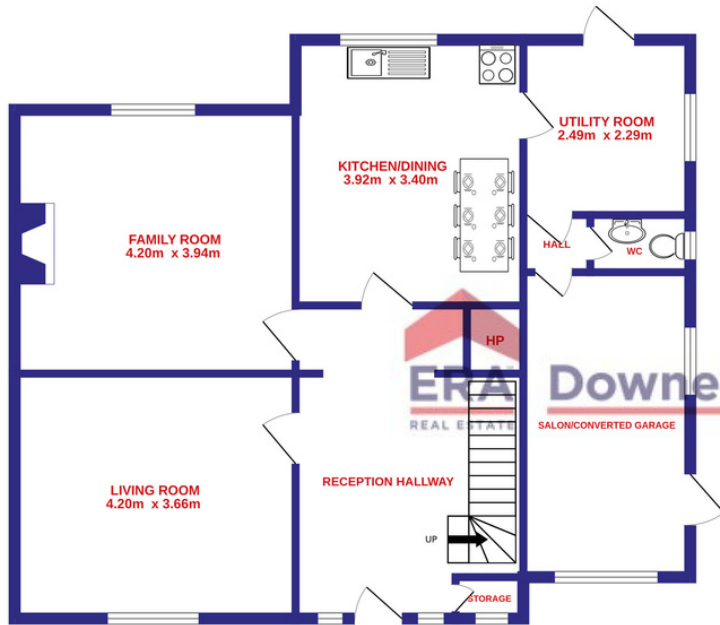
2.7m x 1.64m (8'8" x 5'3")

The main family bathroom features a three piece suite, laminate flooring, floor and wall tiling, attractive border tiles, feature wallpaper, one centre light piece, one radiator and one frosted window to the rear of the property.

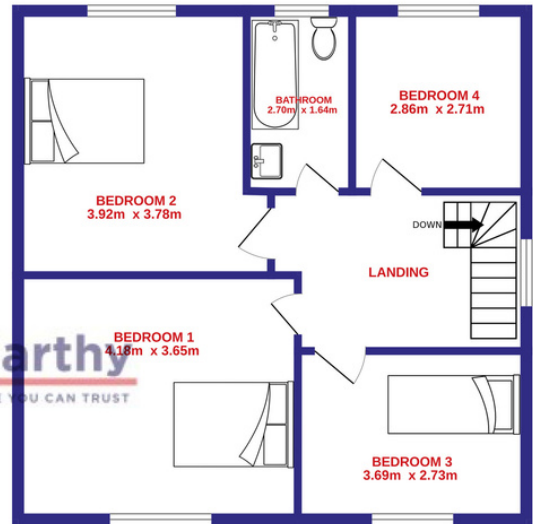


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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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 D21R for directions.



| ALL ENQUIRIES TO:

Sean McCarthy
086 8385768
sean@eracork.ie



Downey McCarthy
THE PEOPLE YOU CAN TRUST

Solicitor Details:

Nancy O'Driscoll, Nancy O'Driscoll & Co. Solicitors, 11 South Bank, Crosses Green, Cork

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