



# Downey McCarthy

...the people you can trust

## 13 St. Mary's Avenue, Gurrabraher, Cork City



ERA Downey McCarthy Auctioneers are delighted to launch to the market this superb, three bedroom, end of terrace property situated on St. Mary's Avenue, just off Cathedral Road in Gurrabraher. The property benefits greatly from its large corner site with ample room for two parking spaces to the front and a large extension to the rear. No. 13 has been redecorated and comes with tasteful modern finishes throughout and it is situated in a popular location due to its proximity to the city centre and easy access to Apple HQ in Hollyhill.



**AMV: €250,000**



**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 92 Sq. M. / 990 Sq. Ft.
- Built in the 1940's approx.
- Extended in 2009/10
- BER E1
- Oil fired central heating
- Three bedrooms upstairs
- Two ground floor bathrooms
- Modern fitted kitchen
- Attractive neutral décor throughout
- Off street parking
- Close proximity to Cork city centre and Apple HQ
- On the 202 and 202A bus route

## | RECEPTION HALLWAY

4.58m x 1.7m

A solid teak door with centre glass panelling allows access to the main reception hallway. The hallway has tiled flooring, neutral décor, one window to the front of the property, radiator, fuse board, under stairs storage and power points throughout.

## | LIVING ROOM

4.42m x 2.72m

The living room has one large window to the front of the property, allowing extensive natural light to fill the area. There is high quality laminate timber flooring, radiator, original feature fireplace, centre light piece, attractive neutral décor and power points throughout.





## | KITCHEN/DINING

6.04m x 4.38m

The superb open plan kitchen/dining area features tiled flooring, two radiators, two light pieces and ample power points throughout. The kitchen features modern fitted units at eye and floor level with worktop counter and tiled splashback and is dual aspect with one window to the side of the property and double doors allowing access to the rear. There is one Velux window, plumbing for a dishwasher, space for two fridge freezers and a built-in oven/hob/extractor fan.



## | GUEST W.C

0.98m x 2.15m

The guest w.c features a two piece suite, floor and wall tiling, one centre light piece, a towel rail and attractive décor.



## | MAIN BATHROOM

2.45m x 2.15m

Located on the ground floor, the main bathroom features a three piece suite including a walk-in shower which incorporates a Triton electric shower, frosted window to the rear of the property, floor and wall tiling and a heated towel rail.



## | STAIRS AND LANDING

3.74m x 2.16m

The stairs and landing features attractive carpet flooring throughout. The landing has one window to the front of the property and one centre light piece.

## | BEDROOM 1

2.06m x 4.81m

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



## | BEDROOM 2

3.53m x 2.55m

This double bedroom has one window to the rear of the property, attractive laminate timber flooring, radiator, centre light piece, neutral décor and power points throughout.



## | BEDROOM 3

2.54m x 2.05 m

This single bedroom has one window to the rear of the property, attractive laminate timber flooring, radiator, centre light piece, neutral décor, power points and an access hatch to the attic.

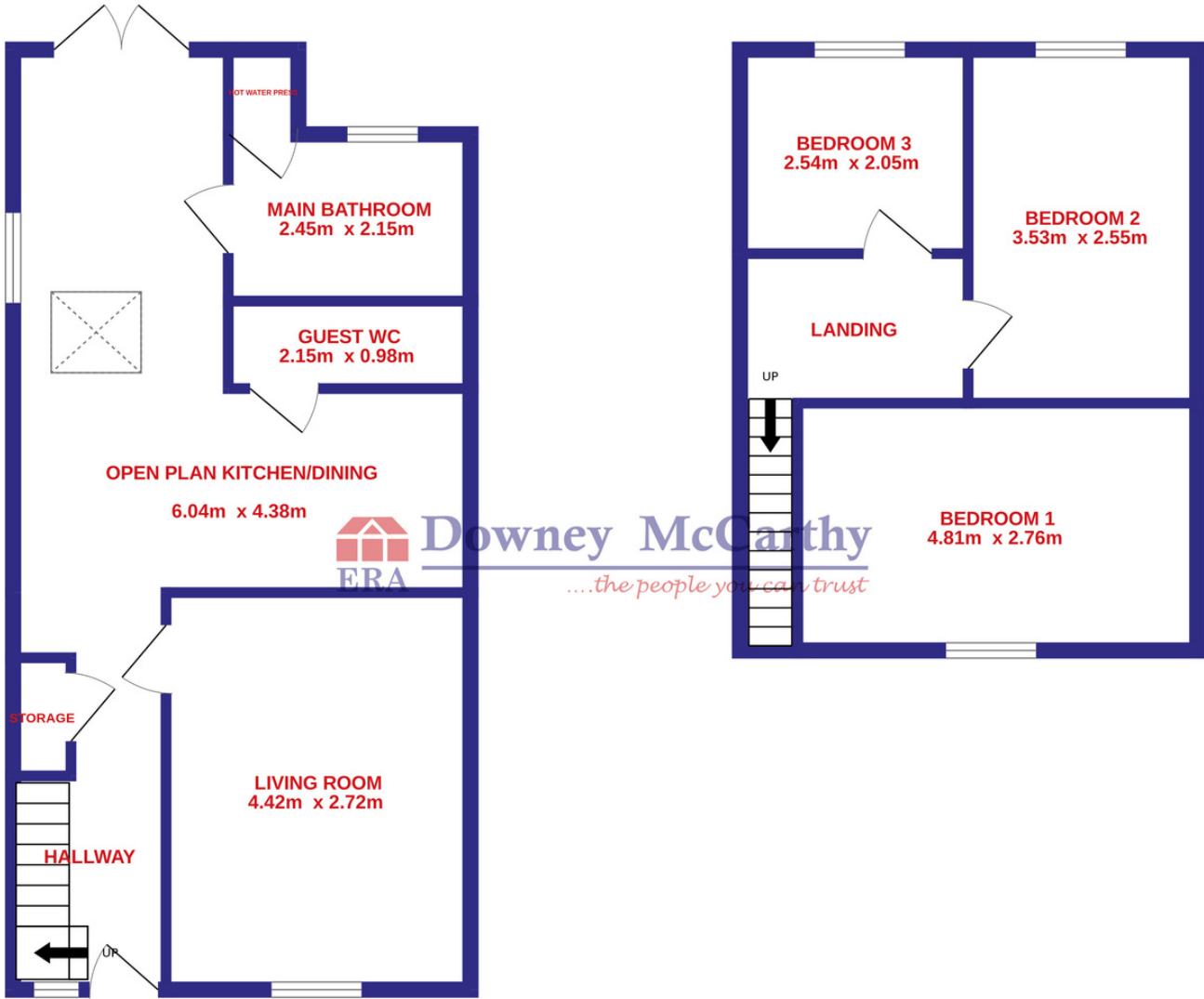


## | OUTSIDE

The front of the property is maintenance free and offers off street parking for two vehicles. Step lead to the front door.

There is side access to the rear of the property, which is fully enclosed and maintenance free. There is a patio area located off the kitchen/dining and steps leading to a raised level with a steeltech shed that has electric power. The oil tank is neatly situated here also.

# | FLOOR PLAN



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TOTAL FLOOR AREA : 92.0 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 P26W for directions.



## | ALL ENQUIRIES TO:

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