

## 'Suan Arus', Earlwood Estate, 50 Togher Road, The Lough, Cork



ERA Downey McCarthy are proud to present to the market this well-maintained three bedroom semi-detached property, situated in the highly sought after Earlwood Estate, and close to The Lough in Cork City. Suan Arus is ideally located within walking distance of Cork University Hospital, University College Cork, primary and secondary schools as well as Cork city centre. This property offers huge potential to create a wonderful family home in a convenient and popular location.

Accommodation consists of reception hallway, large open plan living/dining room, family room, kitchen, utility room and adjoined garage on the ground floor while upstairs offers three spacious bedrooms and the main bathroom.

**AMV: €375,000**

**BER E1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 131.14 Sq. M. / 1,412 Sq. Ft.
- Built in 1950
- BER E1
- Vacant since 2021 - may qualify for grant
- Natural Gas central heating
- Three bedrooms upstairs
- Open plan living/dining room
- Extended to add a kitchen and a utility room to the rear
- Connects to an attached garage with guest w.c.
- Insulated Block built shed with outside toilet and electricity
- Fully enclosed rear garden
- Ample off street parking
- Much sought after location
- Close to all amenities including UCC and CUH
- Short walk from The Lough

## | RECEPTION HALLWAY

3.61m x 2.41m (11'8" x 7'9")

A solid teak door with centre glass panelling allows access into the main reception hallway. The hallway has carpet flooring, a window to the side of the property, wall-mounted light fitting, smoke alarm, under stair storage and a large radiator.



## | LIVING ROOM/LOUNGE

7.35m x 3.64m (24'1" x 11'9")

The spacious open plan living room was once two rooms, it has one large window overlooking the front of the property, carpet flooring, a large radiator, two light fittings and an open fireplace.





## | FAMILY/DINING ROOM

4.75m x 3.18m (15'5" x 10'4")

The family room has carpet flooring, large radiator, centre light fitting and a fireplace with electric insert. A doorway allows access into the kitchen.



## | KITCHEN

3.16m x 2.42m (10'3" x 7'9")

The kitchen has solid fitted units at eye and floor level, a stainless steel sink, space for an oven and the gas boiler is also housed within this room. This bright room is dual aspect with one window to the rear of the property and one window to the side. A door allows access into the utility room.



## | UTILITY ROOM

2.77m x 2.57m (9'0" x 8'4")

The utility room has laminate flooring, PVC roof, one large window to the rear, a large window to the family room, a door accessing the rear garden and another door leading you through to a garage area.



## | GARAGE

4.95m x 3.51m (16'2" x 11'5")

The adjoined garage is ideal for storage. The area has concrete flooring and a roller door allowing access from the front. the garage incorporates the guest w.c.

## | STAIRS AND LANDING

3.22m x 3.18m (10'5" x 10'4")

The stairs and landing area are fitted with carpet flooring throughout. At the top of the landing there is one window to the side of the property, one centre light fitting and access to a hot press which is shelved for storage.



## | BEDROOM 1

3.64m x 3.28m (11'9" x 10'7")

This spacious double bedroom has one window overlooking the front of the property, built-in wardrobe units for storage, carpet flooring, radiator, wall-mounted light fitting, centre light fitting and a fitted vanity unit with a sink.





## | BEDROOM 2

3.65m x 3.64m (11'9" x 11'9")

Another double bedroom that has one window overlooking the rear of the property, carpet flooring, radiator, centre light fitting and a fitted sink.



## | BEDROOM 3

2.43m x 3.18m (7'9" x 10'4")

This bedroom has one window to the side of the property, timber flooring, built-in wardrobe units for storage, radiator, centre light fitting and a sink.



## | BATHROOM

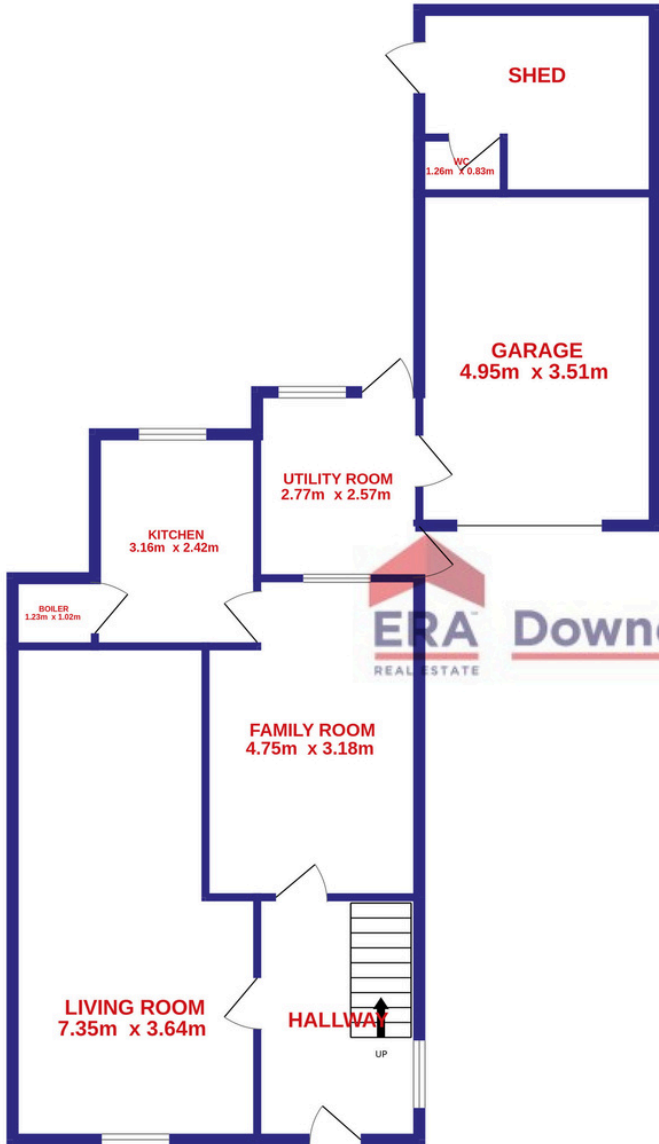
1.65m x 3.17m (5'4" x 10'4")

The main family bathroom features a three piece suite including a built-in shower cubicle incorporating a Triton T90 SR electric shower, floor and wall tiling, frosted window to the rear, radiator, extractor fan and centre light fitting.

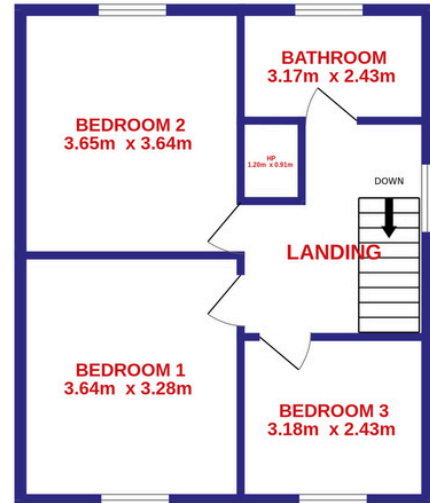


# | FLOOR PLAN

GROUND FLOOR



1ST FLOOR





## | GARDENS AND EXTERIOR



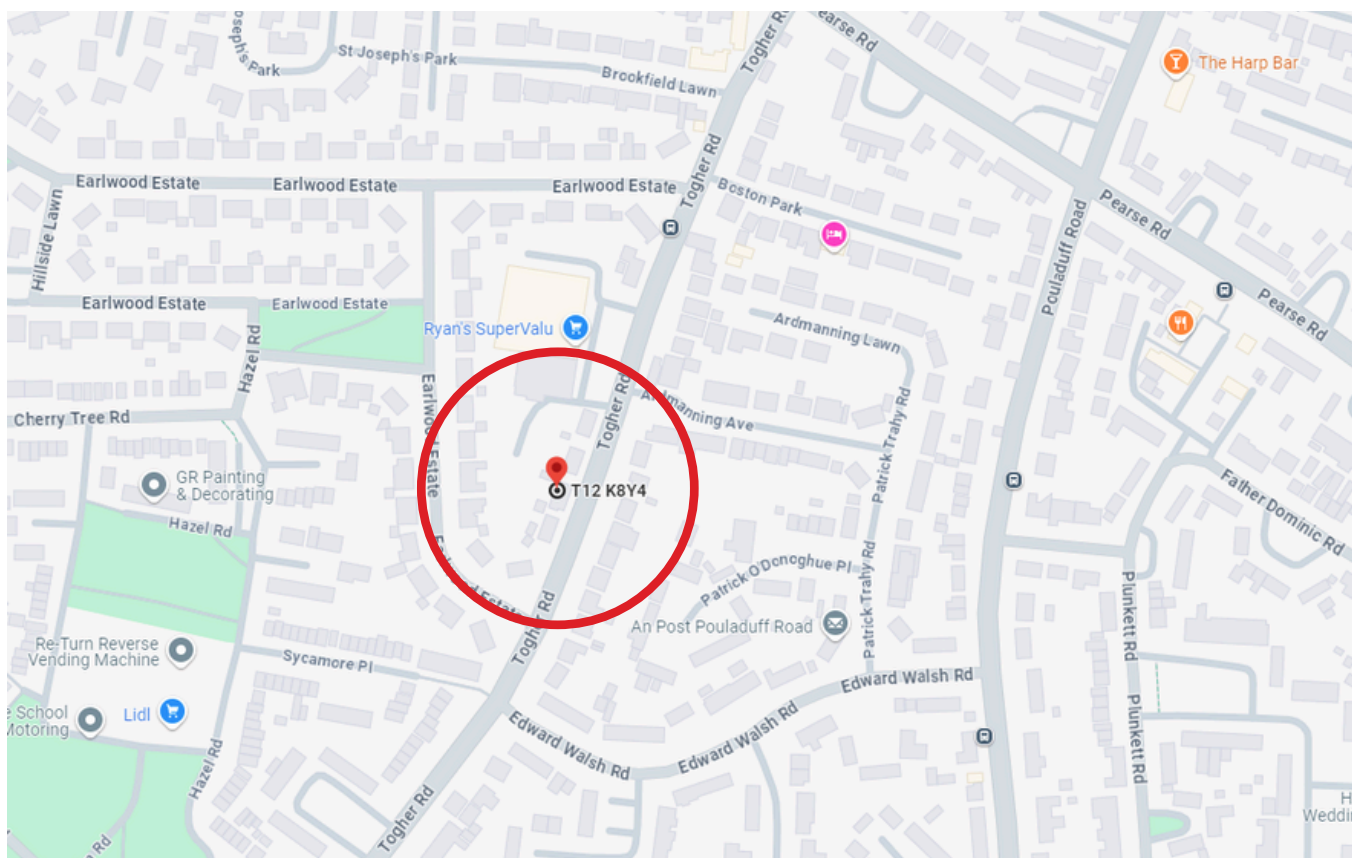
The front of the property is fully enclosed to all sides with block built walls. There is a garden area which is laid to lawn and a large driveway to accommodate ample off street parking.

The rear of the property is fully enclosed to all sides with block built walls. There is a garden area which is laid to lawn and a doorway allowing access into a shed/office.



## | DIRECTIONS

Please see Eircode T12 K8Y4 for directions.



## | ALL ENQUIRIES TO:



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