

17 Laffans Court, Redemption Road, City Centre, Cork City



ERA Downey McCarthy are very pleased to present this super 3 bed townhouse situated in a very convenient and popular location on Redemption Road. No. 17 has been well maintained and comes in very good decorative order throughout. The accommodation includes a hallway, Living Room, Kitchen / Dining Room and a downstairs loo. Upstairs we have 3 bedrooms and a bathroom.



AMV €199,000

PSRA Licence No. 002584

Accommodation

- Porch 1.19m x 0.73m

This open porch area has a globe light fitting and a tile floor. This in turn leads into the hallway.

- Reception Hallway 1.73m x 4.46m

A modern PVC and glass panel door with stained glass paneling leads into the reception hallway. A good spacious hallway with one radiator, one centre light fitting, ceiling rose, electricity supply board and carpet flooring. Glass panel doors lead into the living room and the kitchen/dining. A guest W.C is also neatly positioned under the stairs.

- Guest W.C

The guest W.C has one W.C, one wash hand basin, fully tiled walls, mirror insert, recess lighting in the ceiling and a vinyl floor.

- Living Room 5.08m x 2.89m

A large window overlooks the front of the property with curtain pole and curtains. The room has two radiators, one centre light fitting, ceiling rose, cornicing around the ceiling and carpet flooring. Double glass panel doors lead back into the kitchen/dining room.



- Kitchen/Dining 4.75m x 3.99m

A very spacious kitchen/dining with attractive fitted kitchen units with integrated oven, hob and extractor fan. Other features include an integrated half and half fridge freezer, tile splash back, tile flooring, a double drainer sink and a window overlooks the back of the property. French door-style patio doors lead out to the rear garden.

The kitchen is completed with a fluorescent light tube, a decorative light fitting with a ceiling rose, coving, one radiator and an open brick fireplace with an electric fire insert.



- Stairs and landing 2.68m x 1.89m

The landing area provides access to the attic and a hot press with a copper cylinder tank, dual immersion and some shelving. The tank is fitted with a lagging jacket. The top of the landing also has a light fitting and a smoke detector.

- Bedroom 1 4.44m x 2.87m

The main bedroom with one window overlooking the front, fully fitted wardrobe with good presses and storage. Other features include one centre light piece, one radiator and carpet flooring.



- Bedroom 2 4.36m x 2.74m

One window overlooks the back with a fitted blind, curtain and curtain rail. Features include one radiator, one centre light fitting and carpet flooring. The room has a fitted unit around the bed.



- Bedroom 3 1.9m x 3.5m A good, spacious single room with a built-in bedroom wardrobe. One window overlooks the back of the property which allows for fantastic city views out over Blackpool, Collins Barracks and the North Cathedral. The room is finished with carpet flooring, one radiator and a centre light fitting.
- Main Bathroom 2.5m x 1.75m The bathroom is very well-appointed with an attractive décor and has been recently tiled. The bathroom has also got a new electric shower in a walk-in shower area. Features include one window overlooking the front of the property, one W.C, one wash hand basin, a fitted mirror, shaver light, radiator, extractor fan and globe light fitting.

Features

- Oil Fired Central Heating
- 83 m² / 893 ft²
- Double Glazed windows
- Well fitted kitchen with good units
- Two bathrooms
- Property was built in 1980 approx.
- Fantastic city views from the back of the property
- Looking out over Blackpool up to Collins' Barracks and the North Cathedral

Directions

Please see Eircode T23 V6V2 for directions.



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