

7 Lyons Terrace, Coachford, Cork



ERA Downey McCarthy are delighted to offer to the market this three bedroom mid terrace property, located on Lyons Terrace in Coachford, Cork. This would be an ideal starter home and benefits from front and rear garden areas along with its location within walking distance of Coachford village and all amenities.



AMV: €175,000

BER E2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 80.29 Sq. M. / 864 Sq. Ft.
- Built in 1950s
- BER E2
- Double glazed PVC windows
- Front and rear garden areas
- Three bedrooms
- Walking distance to Coachford village and all amenities including cafes, schools, pharmacy, bars, bus routes
- 30 minutes' drive to Cork city centre

| RECEPTION HALLWAY

5.1m x 1.88m (16'7" x 6'1")

The main reception hallway features timber flooring, three recessed spot lights, one radiator and access to all rooms. There is also access to a walk-in hot press which is shelved for storage (1.3m x 1.25m).



| LIVING ROOM

4.15m x 3.73m (13'6" x 12'2")

This spacious living room has one large window to the front of the property, carpet flooring, a large feature fireplace with brick surround and back boiler, one centre light piece, three wall-mounted light pieces, power points and one radiator.



| KITCHEN/DINING

4.44m x 3.67m (14'5" x 12'0")

The kitchen/dining area is dual aspect with one window to the rear and a glass door allowing access to the side of the property. The room has tile flooring, two light pieces and ample power points throughout.

The kitchen features modern units at eye and floor level in an L-shape with worktop counter and tile splashback. The kitchen includes a stainless steel sink, electric cooker and extractor fan.

The dining area is within a lean-to extension at the rear.



| BATHROOM

2.3m x 1.88m (7'5" x 6'1")

Located on the ground floor, the bathroom features a three piece suite including a Mira Sport electric shower, one window to the rear, floor and wall tiling, one centre light piece and neutral décor.



| STAIRS AND LANDING

0.97m x 2.77m (3'1" x 9'0")

The stairs and landing features carpet flooring throughout. At the top of the landing there is one centre light piece.



| BEDROOM 1

2.86m x 4.68m (9'3" x 15'3")

This bright and spacious double bedroom has two windows to the front of the property, flooding the room with extensive natural light. The room features carpet flooring, one centre light piece, power points, a cast-iron fireplace, a small walk-in wardrobe with shelving (1m x 1.75m) and one wall-mounted radiator.



| BEDROOM 2

3.44m x 2.92m (11'2" x 9'5")

This double bedroom has one window to the rear, carpet flooring, one centre light piece, power points, built-in storage and display units and one wall-mounted radiator.



BEDROOM 3

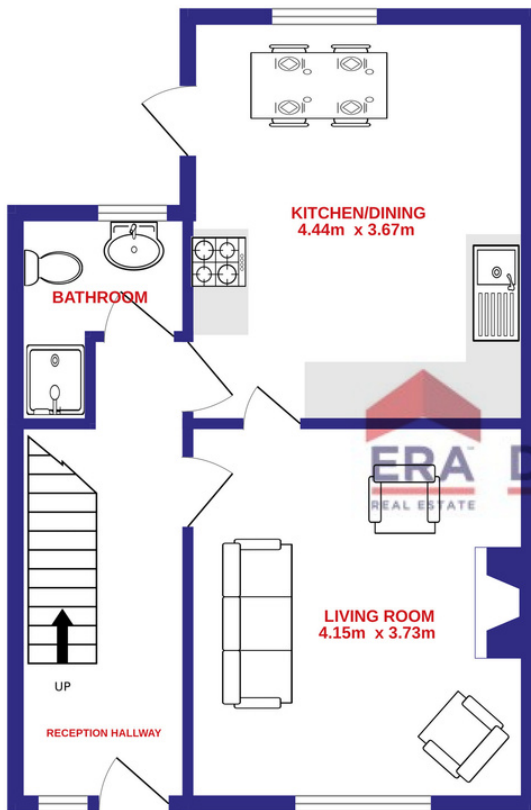
2.39m x 2.73m (7'8" x 8'9")

This bedroom has one window to the rear, carpet flooring, one centre light piece, power points and one wall-mounted radiator.

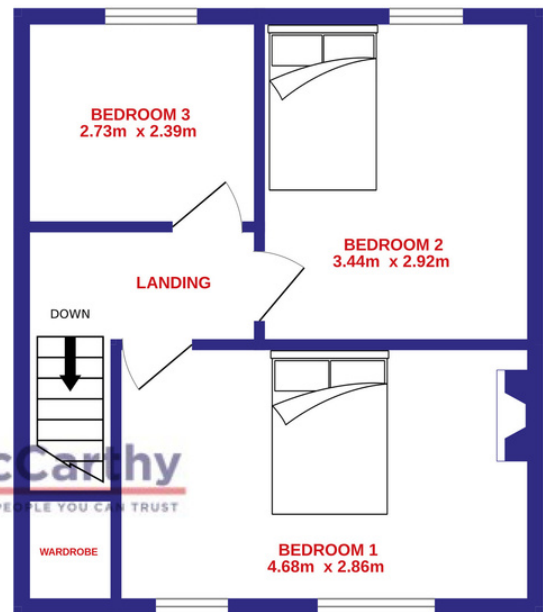


FLOOR PLAN

GROUND FLOOR

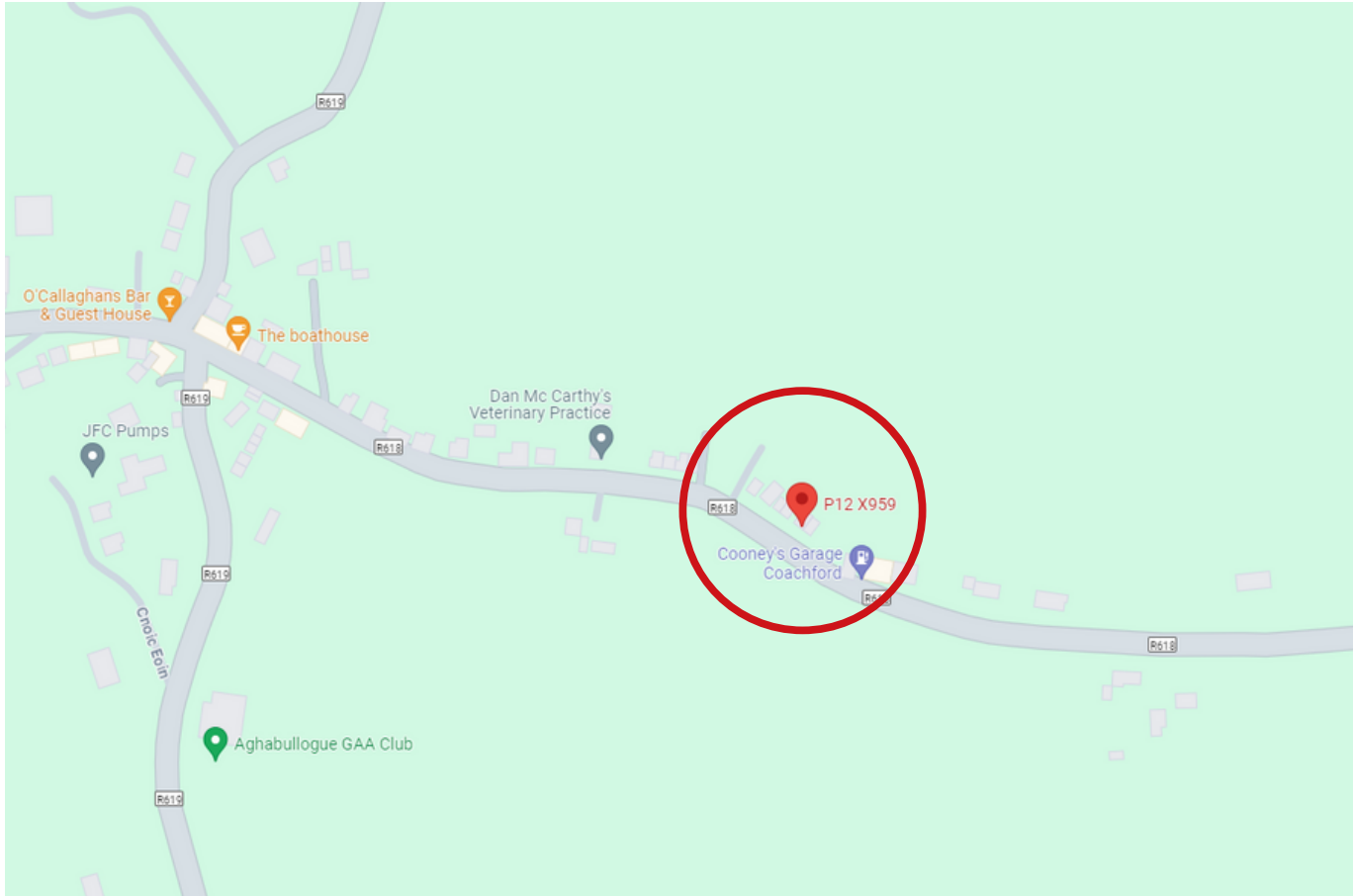


1ST FLOOR



| DIRECTIONS

Please see Eircode P12 X959 for directions.



| ALL ENQUIRIES TO:

Will Lyons
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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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