



Downey McCarthy

....the people you can trust

43 Greenwood Estate, Togher, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superb three bedroom, semi-detached property located in the mature and sought after residential area of Greenwood Estate, Togher. The property has recently been refurbished internally and is finished with a modern fitted kitchen and tasteful decor, benefits from a large south facing rear garden and has been underpinned with accompanying certification available. Local amenities include schools, shops, sporting facilities and the area offers easy access to the N40 road network. Cork University Hospital and Wilton Shopping Centre.



AMV: €350,000



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PSRA No. 002584

| FEATURES

- Approx. 111.54 Sq. M. / 1,201 Sq. Ft.
- Built in 1967
- BER G with the potential to increase to BER B1
- Underpinned and certified
- Future potential to extend subject to FPP
- South facing rear aspect
- Modern fitted kitchen
- Three spacious bedrooms
- Two living rooms
- Rear sunroom
- Attached garage
- Close to a host of amenities including shops, restaurants, supermarkets, schools and sports grounds
- Close proximity to CUH, Wilton Shopping Centre and Cork city
- Close to the 214 and 219 bus routes
- Easy access to the N40 road network
- Oil fired central heating
- Double glazed PVC windows

| PORCH

0.72m x 2m (2'3" x 6'5")

A sliding door allows access to a porch with vinyl flooring. A timber door with glass centre and side panelling allows access to the main reception hallway.

| RECEPTION HALLWAY

4.55m x 2.12m (14'9" x 6'9")

A bright, spacious reception hallway features hardwood timber flooring which is sanded and varnished, one centre light piece, one radiator, extensive under stair storage and two power points.



| GUEST W.C

The guest w.c features a two piece suite, carpet flooring, one centre light piece and one extractor fan.

| LIVING ROOM

3.5m x 4.3m (11'4" x 14'1")

A superb main living room has a large window to the front of the property. There is carpet flooring, one radiator, one centre light piece, an open fireplace and four power points.



| FAMILY ROOM

3.9m x 3.57m (12'7" x 11'7")

This versatile room has carpet flooring, attractive neutral décor and an open fireplace. There is a large radiator, one centre light piece, two power points and sliding doors allowing access to a sunroom.



| KITCHEN/DINING

4.35m x 2.9m (14'2" x 9'5")

A superb open plan kitchen/dining area features modern fitted units with strip lighting in an L-shape and finished in a Prague ivory colour scheme. The area offers extensive worktop counter with tiled splashback and vinyl floor covering. The kitchen includes an integrated oven/hob/extractor fan and offers plumbing for a washing machine and a dishwasher and space for a fridge freezer. One window overlooks the rear garden with integrated lighting within the pelmet and a timber door with glass panelling allows access to the sunroom.



| **SUNROOM**

1.9m x 3.4m (6'2" x 11'1")

The sunroom has tile flooring, a sliding door allowing access to the rear patio area and one window with accompanying blinds.



| **STAIRS AND LANDING**

2.65m x 2.3m (8'6" x 7'5")

The stairs and landing have been fitted with carpet flooring. At the top of the landing there is one centre light piece and a window to the side of the property.

| **BEDROOM 1**

3.9m x 4.2m (12'7" x 13'7")

A spacious double bedroom has one window to the rear of the property with carpet flooring and attractive neutral décor. There is one radiator, one centre light piece and two power points.



| BEDROOM 2

3.6m x 4.2m (11'8" x 13'7")

A spacious double bedroom has one window to the front of the property with carpet flooring and attractive neutral décor. There is one radiator, one centre light piece and two power points.



| BEDROOM 3

2.45m x 3.1m (8'0" x 10'1")

A large double bedroom has one window to the front of the property, built-in units from floor to ceiling, carpet flooring and attractive neutral décor. There is one radiator, one centre light piece and one power point.



| BATHROOM

2.3m x 2.3m (7'5" x 7'5")

The family bathroom features a three piece suite including a corner shower incorporating a Mira ST electric shower. There is floor and wall tiling, one centre light piece, one window to the rear of the property, one radiator and a hot press area which is shelved for storage.



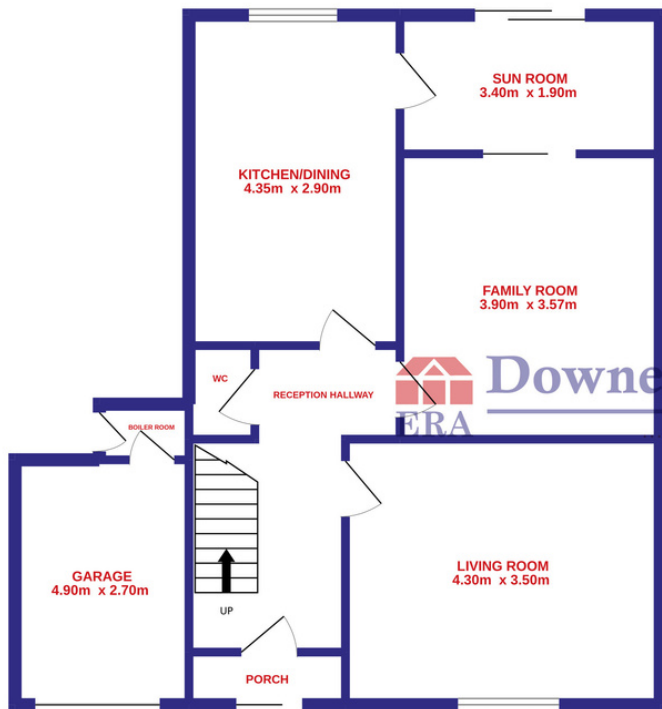
| GARAGE

4.9m x 2.7m (16'0" x 8'8")

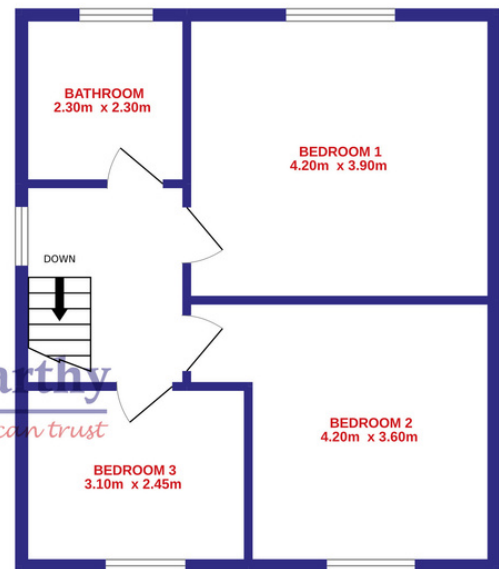
An attached garage has an up and over door and is currently being used for storage.

| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



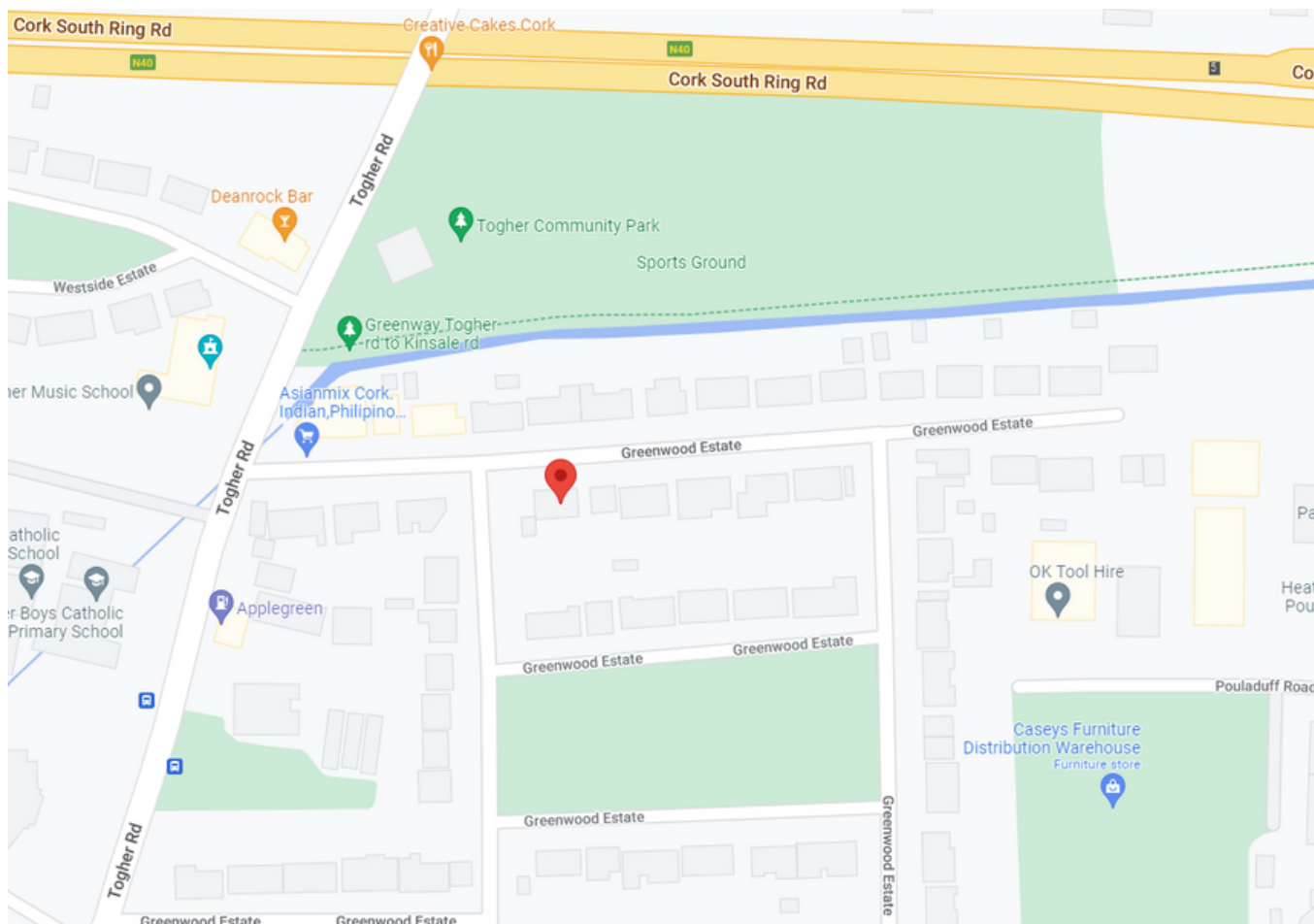
TOTAL FLOOR AREA : 111.5 sq.m. approx.

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 T12 X9D9 for directions.



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Solicitor Details:

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