

1 St. Mary's Place, Cathedral Road, Cork.

BER C2



ERA Downey McCarthy are very pleased to present this superb 3 bedroom end of terrace home to the market. The property was carefully and cleverly extended over two floors to make the maximum use of its large corner site. No. 1 now is a modern, bright and welcoming property with comfortable and spacious living accommodation commanding impressive views over Cathedral Road.



€250,000

PSRA Licence No. 002584

Accommodation

- Porch 3.29m x 1.45m
A very attractive porch with two picture windows overlooking the front of the property both with Venetian blinds, curtains and curtain poles. The area has recess lighting in the ceiling, a tile floor, a radiator and glass panelled doors lead into all rooms.
- Kitchen/Dining Room 6.86m x 4.56m
A very well-appointed kitchen with fitted units at eye and floor level. The room is very bright as it faces south and has three windows and French doors lead out to the side of the property, all fitted with Venetian blinds. The kitchen has an integrated gas oven, hob and extractor fan, dishwasher and fridge freezer. There are two sets of spotlight fittings, two radiators, a centre island unit, a tiled floor and plenty of space for a kitchen table and six chairs. A door leads out to the utility room.



- Utility Room 1.88m x 2.33m
This room houses the washing machine and drier and a door leads out to the rear garden. Fixtures include a radiator, one centre light fitting and a tiled floor. The utility room allows access to the downstairs bathroom.
- Shower room 1.74m x 1.99m
A walk-in corner shower unit with a shower tray and fully tiled walls and floors. Features include a fitted bathroom cabinet, a wash hand basin, one W.C, one window, an extractor fan, a radiator and a light fitting.
- Living Room 5.59m x 4.56m
A beautiful sitting room with cornicing around the ceiling, a ceiling rose and a light fitting. The room has a feature fireplace with an integrated solid fuel burning stove, a solid wooden floor, two radiators and the stairs leading up to the first floor landing. Other features include double glass panel doors that go back to the kitchen/dining room.

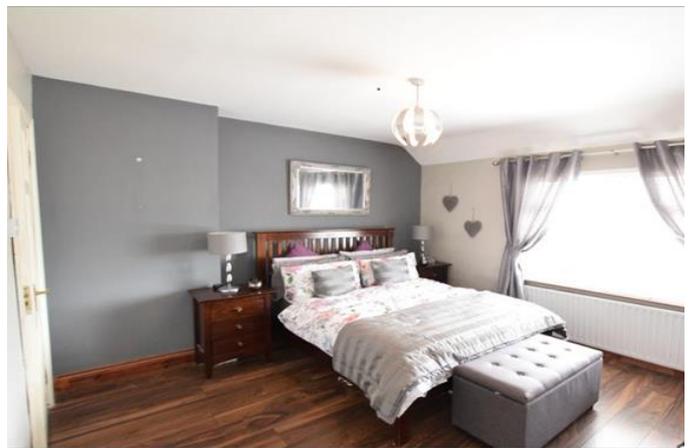


- Stairs and landing

An open staircase leads up to the first floor landing. The stairs and landing are fully carpeted. The landing has one smoke detector, one centre light fitting and solid doors lead into all rooms.

- Bedroom 1 3.57m x 3.33m

A spacious double bedroom with one large window overlooking Cathedral Road. A fitted press goes over the stairs and this press is shelved for storage. Features include a laminate wooden floor, one centre light fitting, one radiator and the window is fitted with blinds and curtain pole. The room also has a walk-in wardrobe.



- Walk-in Wardrobe 3.0m x 1.5m

The wardrobe is fully fitted with fitted shelving and hanging rails, ideal for storage.

- Bedroom 2 4.47m x 3.71m

A fine spacious double room with a triangular shape at the end, one window overlooks the front onto the road and one window overlooks the back. Features include a solid varnished wooden floor, one radiator and one centre light fitting.

- Bedroom 3 4.45m x 2.76m
- Main Bathroom 2.71m x 2.31m



Another spacious double bedroom with three windows all overlooking Cathedral road, two to the front and one to the side. The room has one radiator, one centre light fitting and a solid varnished wooden floor.

The bathroom has a fitted corner bath, wash hand basin, radiator, W.C, window, recess lighting and fully tiled walls and floors in an attractive décor tile.

Features

- Two storey extension to the side
- Natural Gas Central Heating
- PVC Double Glazed windows
- 3 Double Bedrooms Upstairs
- 2 Bathrooms
- Spacious Living Room
- Superb fitted kitchen
- Utility Room
- Parking off the street

Directions

Please see the Eircode T23 PY8N for directions.



Michael Downey
60 South Mall, Cork
087 7777117
michael@eracork.ie

The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith.



€250,000

PSRA Licence No. 002584