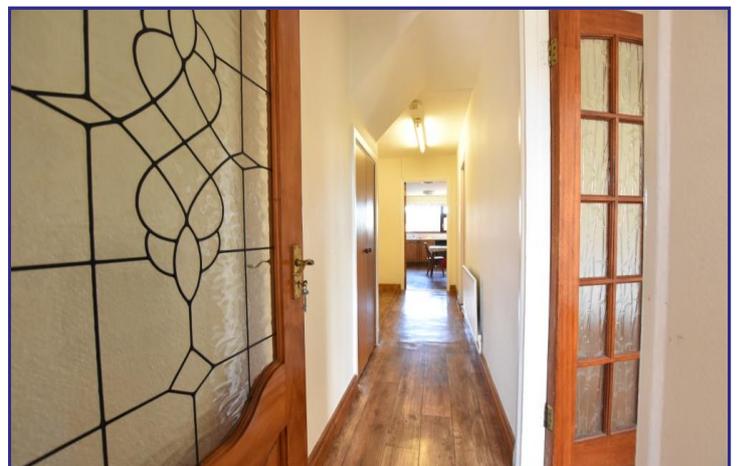


147 Connolly Road, Ballyphehane, Cork City



ERA Downey McCarthy are very pleased to offer this excellent 3 bedroom end of terrace townhouse, presented in good condition throughout, and situated in a very popular location in Ballyphehane. This property is set on a fine corner site with enormous potential and it is convenient to all amenities including schools and shops and is within easy access of the South Ring Road, Turners Cross and Kinsale Road.

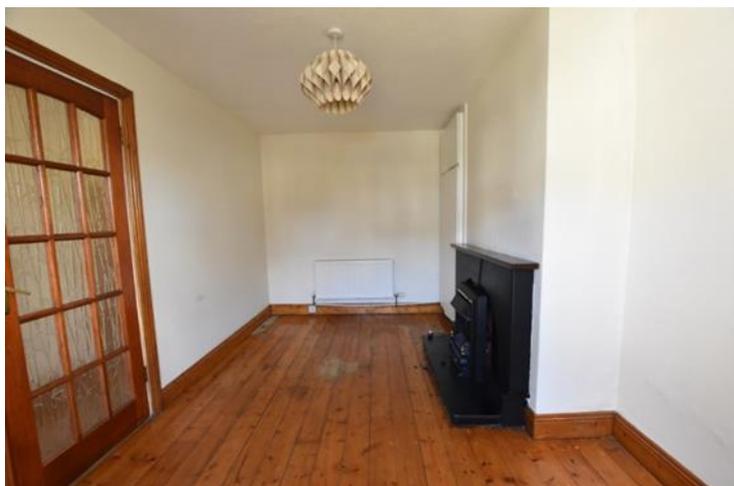


AMV: €250,000

PSRA Licence No. 002584

Accommodation

- Porch
A PVC door with glass inserts allows access into the porch. The porch has tile flooring, two light fittings and one double power point. A door provides access into the hallway.
- Hallway 6.62m x 1.93m
The hallway has vinyl flooring, one radiator, one fluorescent light fitting, one radiator, one power point and access to storage under the stairs.
- Living Room 4.67m x 2.82m
The living room has one large window overlooking the front of the property. Features include wood flooring, two power points, a large hot press, a fireplace and one light fitting.



- Utility Room 1.79m x 2.78m
Formerly the kitchen now the utility room, it has one window looking into the rear lobby area, a gas boiler, shelving for storage, one light fitting and two double power points.
- Kitchen/Dining Room 5.0m x 3.23m
The kitchen is a ground floor extension done over 40 years ago with solid units at eye and floor level, an extensive worktop counter with tile splash back and vinyl flooring. Features include a stainless steel sink, four double power points, two light fittings, one radiator, one extractor fan and a large window overlooks the garden.



- Rear Hallway 2.2m x 1.6m

The back hallway has wiring for a light fitting, an aluminum frosted glass door provides access out to the rear garden and another door provides access into the main bathroom.

- Main Bathroom 2.8m x 1.6m

The bathroom has a three piece suite and is fully tiled from floor to ceiling. Features include one radiator, vinyl flooring, vanity unit and a double glazed frosted window overlooks the rear of the property.



- Stairs and landing

The stairs and landing have carpet flooring throughout. Features include one light fitting and one radiator.

- Bedroom 1 2.81m x 4.83m

The main bedroom is positioned towards the front of the property. Features include carpet flooring, one light fitting and one radiator, one single power point and built-in storage.



- Bedroom 2 3.68m x 2.54m

A double bedroom with vinyl flooring, one light fitting, one radiator, one double power point and one window overlooking the rear of the property.



- Bedroom 3 2.7m x 2.19m

A single room with carpet flooring, one light fitting, one power point and one radiator.

Features

- 87.36 Sq.M / 940 Sq.Ft. Approx.
- Built in the 1950's approx.
- Extended in the 1970's
- Natural Gas fired central heating
- PVC Double Glazed windows
- Fine corner site
- Great location
- Walking distance to town and to Turners Cross
- Ideally located close to the South Ring Road
- Short commute to Cork Airport

Directions

Please see Eircode T12 A9T8 for directions.



Michael Downey
60 South Mall, Cork
087 7777 117
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.



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