



Downey McCarthy

...the people you can trust

22 The Avenue, Ard Patrick, Lady's Well, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is pleased to present to the market this superb three storey, three bedroom end of terrace property which comes to the market in excellent condition and benefitting from its convenient city centre location.

Accommodation consists of reception hallway, living room, kitchen/dining area, guest w.c. and storage on the ground floor. On the first floor the property offers two spacious bedrooms and the main family bathroom. The second floor offers one spacious bedroom, shower room and balcony.



AMV: €275,000

BER B3

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 110 Sq. M. / 1180 Sq. Ft.
- Built Approx. 2006
- BER B3
- Gas fired central heating
- Double glazed windows
- Three spacious bedrooms
- West facing balcony
- Panoramic views over Cork city
- Enclosed rear garden with outdoor decking area
- Off street parking
- Superb location
- Close to a host of amenities including shops, bars, restaurants, pharmacy, pitch & putt club, and Blackpool shopping centre
- 15 minutes' walk to Cork city centre
- Easy access to N20 road network

| RECEPTION HALLWAY

6.86m x 0.97m (22'5" x 3'1")

A teak door with glass centre panelling allows access to the main reception hallway. The hallway has attractive neutral décor, laminate timber flooring, one radiator, two light pieces, covings surrounding the ceiling and a walk-in storage area.

| GUEST W.C

1.07m x 1.87m (3'5" x 6'1")

The w.c features a two piece suite with floor and wall tiling, one centre light piece, one extractor fan and one radiator.

| LIVING ROOM

3.9m x 3.54m (12'7" x 11'6")

The main living room features a sliding door allowing access to a rear yard. The room has attractive décor, laminate timber flooring, coving surrounding the ceiling, one centre light piece, one radiator, a raised gas fire, eight power points, one telephone point and one television point.



| KITCHEN/DINING

5m x 2.43m (16'4" x 7'9")

The kitchen/dining area offers a dual aspect with one window to the front of the property and one window to the side. The kitchen features modern fitted units at eye and floor level with extensive worktop counter and tiled splashback. The kitchen includes an integrated double oven, hob and extractor fan, fridge freezer, dishwasher, plumbing for a washing machine and a stainless steel sink. There is recessed spot lighting, covings surrounding the ceiling and laminate timber flooring, one radiator, one telephone point, eleven power points and extensive dining space.



| BEDROOM 2

3.9m x 3.54m (12'7" x 11'6")

A spacious double bedroom located at the rear of the property has one window with a curtain rail and curtain. The room has laminate timber flooring, one centre light piece, built-in units from floor to ceiling, one radiator and four power points.



| BEDROOM 3

4.1m x 3.54m (13'4" x 11'6")

A spacious double bedroom has one window to the front of the property offering picturesque views over Cork city centre, laminate timber flooring, built-in units from floor to ceiling, one radiator, one centre light piece, six power points, one television point and one telephone point.

| BATHROOM

2m x 2.44m (6'5" x 8'0")

The family bathroom features a three piece suite with modern tiling throughout. The area has one centre light piece and one extractor fan.

| SECOND FLOOR STAIRS AND LANDING

1.86m x 3.54m (6'1" x 11'6")

The landing area has carpet flooring, one centre light piece and one smoke alarm.

| BEDROOM 1

3.92m x 3.54m (12'8" x 11'6")

This spacious double bedroom is situated on the second floor and offers fantastic views over Cork city centre. The room has attractive décor, high quality laminate timber flooring, one centre light piece, one radiator, six power points, one telephone point, one television point, one thermostat control for the heating and a sliding door which allows access to an enclosed balcony to the front of the property.



| SHOWER ROOM

1.5m x 3.54m (4'9" x 11'6")

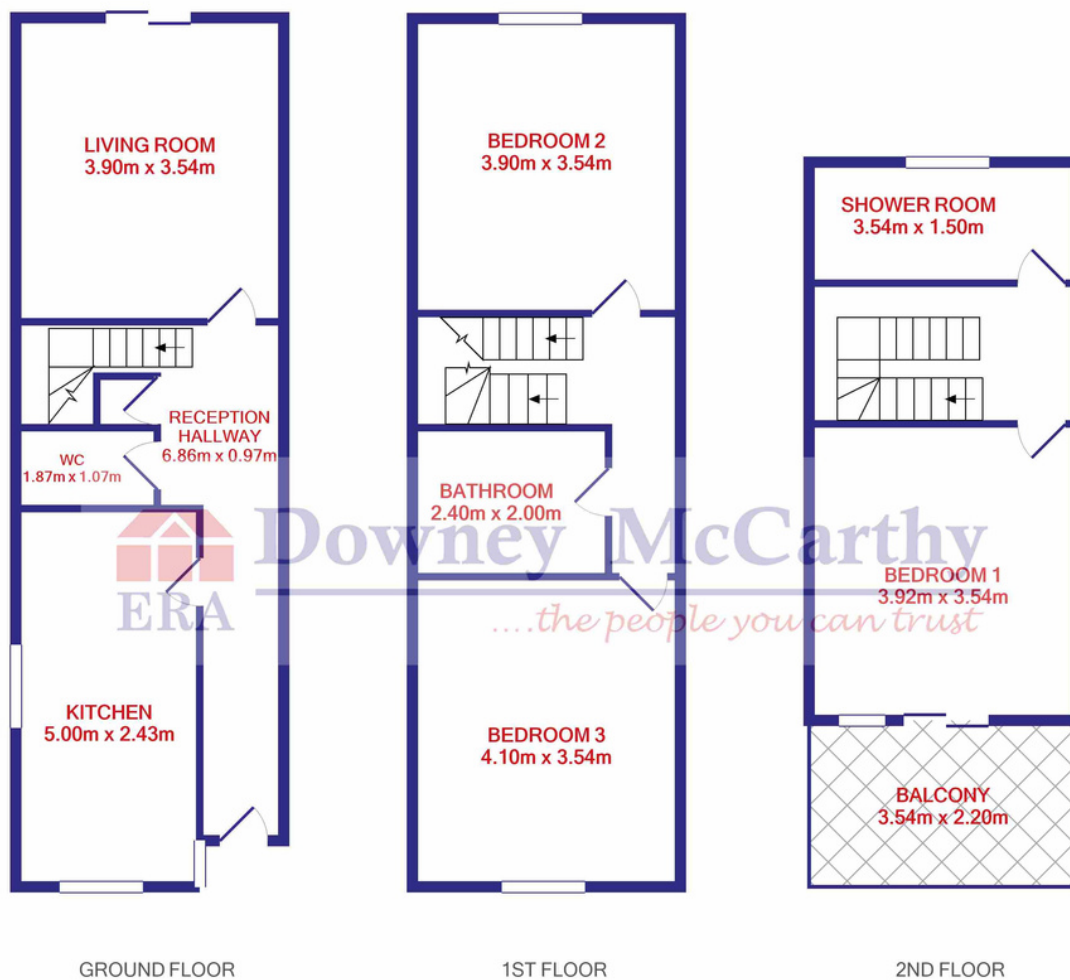
This shower room features a three piece suite including a Mira Elite ST electric shower. The room has impressive tiling, attractive border tiles, one window to the rear of the property, one centre light piece, one radiator, one extractor fan and an access hatch to the attic.

| BALCONY

2.2m x 3.54m (7'2" x 11'6")

The balcony is fully enclosed with wrought iron railings and could be used as an outdoor seating area.

| FLOOR PLAN



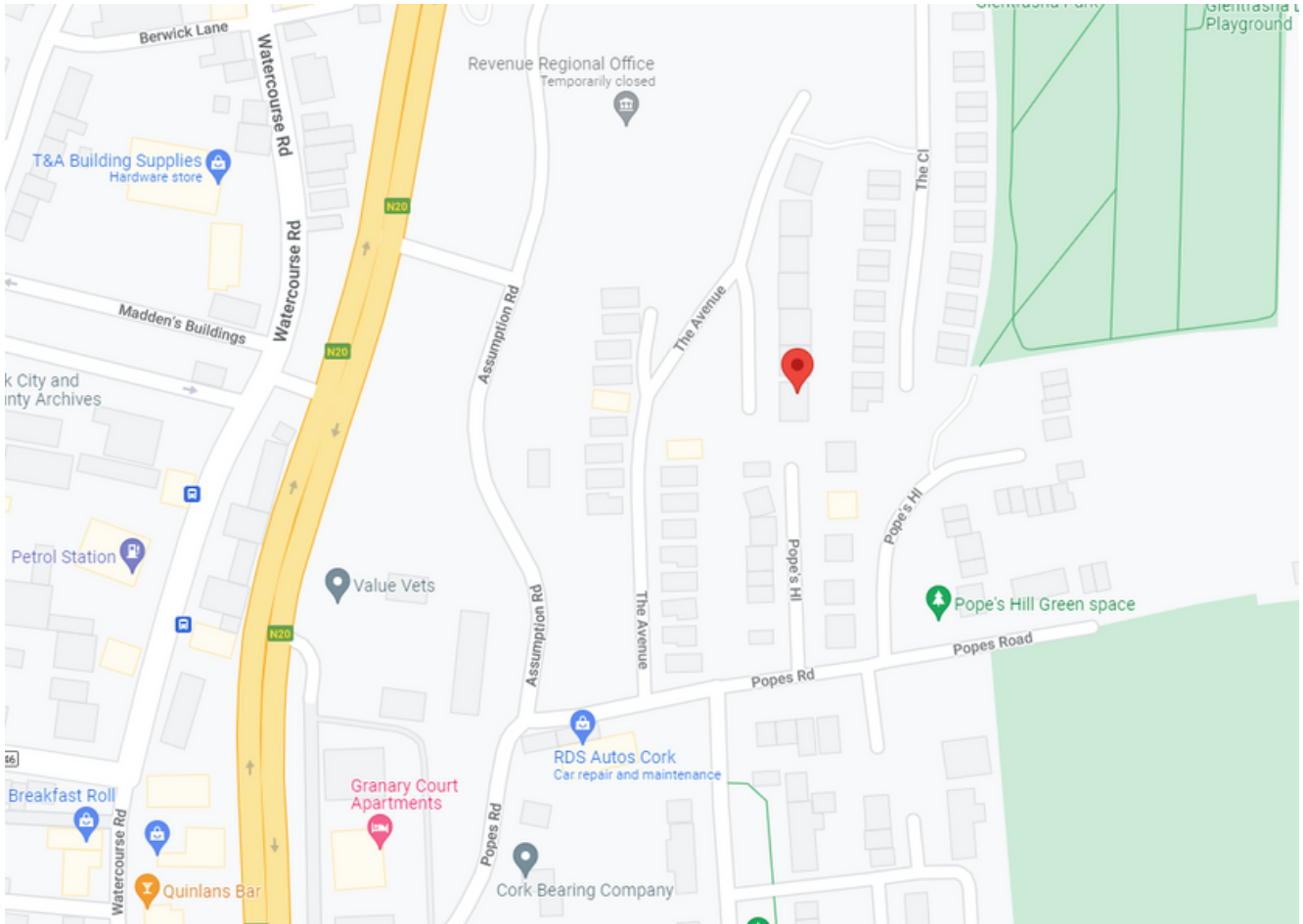
TOTAL APPROX. FLOOR AREA 110.0 SQ.M. (1184 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 T23 K4VF for directions.



| ALL ENQUIRIES TO:

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