

45 Grangeway, Pinecroft, Grange, Cork



ERA Downey McCarthy auctioneers are delighted to launch to the market this three bedroom semi-detached property in the much sought after residential and mature development of Pinecroft in the heart of Grange. The property is close to all amenities including shops, restaurants, schools and the main bus route to Douglas village.



€225,000

PSRA Licence No. 002584

Accommodation

- Porch 2.1m x 2.2m
- Reception Hallway 4.0m x 1.8m
- Sitting Room 4.7m x 2.9m

A sizeable porch with tiled flooring and a centre light fitting. The porch in turn allows access to the main reception hallway.

The hallway has carpet flooring and one centre light fitting. Other features of the hallway include one radiator and ample power points. A storage area can also be found under the stairs.

The sitting room has carpet flooring, one radiator, one centre light fitting, ample power points, fireplace and a glass panel door leads back to the hallway.



- Living Room 4.1m x 4.9m

The living room has carpet flooring and one centre light piece. Features of the room include an open fireplace, wooden display units, two windows overlooking the rear of the property and ample power points throughout. The area also has a thermostat for the heating and one radiator.



- Kitchen 5.7m x 2.5m

The kitchen has one window overlooking the back of the property. Features include wooden units at eye and floor level, extractor fan, sink, two light fittings, radiator and Lino flooring.



- Guest W.C 1.8m x 1.6m

The guest w.c. has a wash hand basin with tiled splash back and toilet.

- Sun Room 1.4m x 4.4m

A superb extension to the property with two large windows overlooking the rear garden. A single door leads into the rear garden and two Velux windows allow extensive natural daylight into the area. Features include one centre light piece and one radiator.

- Stairs & landing 3.3m x 1.8m

Stairs and landing are fully carpeted and the landing has one centre light fitting, a window overlooking the side of the property and the hot press which has been shelved for storage.

- Bedroom 1 4.6m x 3.0m

A spacious double bedroom with one window overlooking the rear of the property. Features of the room include one radiator, one centre light fitting, ample power points and carpet flooring.



- Bedroom 2 4.2m x 3.0m

A double bedroom with one window looking out over the front of the property. The room has carpet flooring, one centre light fitting and one radiator.



• Bedroom 3 3.1m x 2.1m

This single room has one window overlooking the rear of the property. Features include one radiator, one centre light fitting and carpet flooring.

• Main Bathroom 2.3m x 1.8m

The bathroom has one window overlooking the front of the property. The bathroom has one centre light fitting, tiling from floor to ceiling, one wash hand basin, one W.C, a bath and access to the attic is gained from the bathroom.

• Garage 4.3m x 2.5m

The property also has a garage to the front of the property. Features include an up and over garage door, one centre light fitting and boiler for the oil central heating.

Features

- Approx. 86.24 m² / 928 ft²
- Ideal starter home
- Oil fired central heating
- Mature residential development
- Close to all amenities 10 minute walk to Douglas village

Directions

See Eircode T12 R3P6.



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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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