



# Downey McCarthy

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## 80 Togher Road, Togher, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this superbly presented three bedroom mid-terrace property located within a quiet cul-de-sac and fronting onto a large green. The property benefits from its excellent location with a host of amenities within walking distance including schools, Cork University Hospital, University College Cork, shops and bars as well as Cork city centre.



**AMV: €225,000**



**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 83 Sq. M / 893 Sq. Ft
- Built in 1969
- BER E1
- Gas fired central heating
- Double PVC windows
- Modern fitted kitchen with integrated appliances
- Much sought after residential location fronting on to a large green area
- Generous sized rear garden with decking area
- Close to all amenities including bars, shops, schools and The Lough

## | PORCH

0.9m x 1.55m (2'9" x 5'0")

A PVC door with glass centre and side panelling allows access to the porch. This area has tiled flooring, recessed spot lighting and from here a timber door with glass centre panelling allows access to the main reception hallway.

## | RECEPTION HALLWAY

4.54m x 1.84m (14'8" x 6'0")

The reception hallway is neatly decorated and features tiled flooring. There is extensive under-stairs storage, one centre light piece, one radiator, one telephone point and two power points.

## | LIVING ROOM

3.89m x 3.7m (12'7" x 12'1")

A spacious main living room has one window to the front of the property with a Venetian blind, a curtain rail and curtains. The room has high quality laminate timber flooring, attractive décor, one centre light piece, one radiator, one television point and six power points.



## | KITCHEN/DINING AREA

3.25m x 5.7m (10'6" x 18'7")

A superb, open plan kitchen/dining area features modern fitted units at eye and floor level in an L-shape with extensive worktop counter space and attractive tiled splashback. Other features include tiled flooring, recessed spot lighting, one centre light piece, one radiator and twelve power points. The kitchen includes an integrated double oven, hob, extractor fan, microwave, plumbing for a washing machine and dishwasher, bowl and a half stainless steel sink. One window with roller blind overlooks the rear of the property and an aluminium door with glass panelling allows access to the rear garden. This room also includes a large utility area with built-in storage from floor to ceiling which accommodates space for a fridge freezer, a separate freezer and a dryer.



## | STAIRS AND LANDING

2.77m x 2.91m (9'0" x 9'5")

This area has been fitted with carpet flooring throughout. At the top of the landing there is one centre light piece and two power points.

## | BEDROOM 1

3.6m x 3.75m (11'8" x 12'3")

A spacious double bedroom has one window to the rear of the property including a roller blind, curtain rail and curtains. The room has built-in units from floor to ceiling, laminate timber flooring and attractive neutral décor. Other features include one centre light piece, one radiator, two power points and one telephone point.



## | BEDROOM 2

3.6m x 2.68m (11'8" x 8'7")

This spacious double bedroom has one window to the front of the property including a Venetian blind, a curtain rail and curtains. There is laminate timber flooring, a hot press area which is shelved for storage, one centre light piece, one radiator and two power points.



## | BEDROOM 3

2.56m x 2.91m (8'3" x 9'5")

A generous-sized single room has attractive décor and one window to the front of the property including a Venetian blind, a curtain rail and curtains. The room has built-in units from floor to ceiling, one centre light piece, one radiator and four power points.



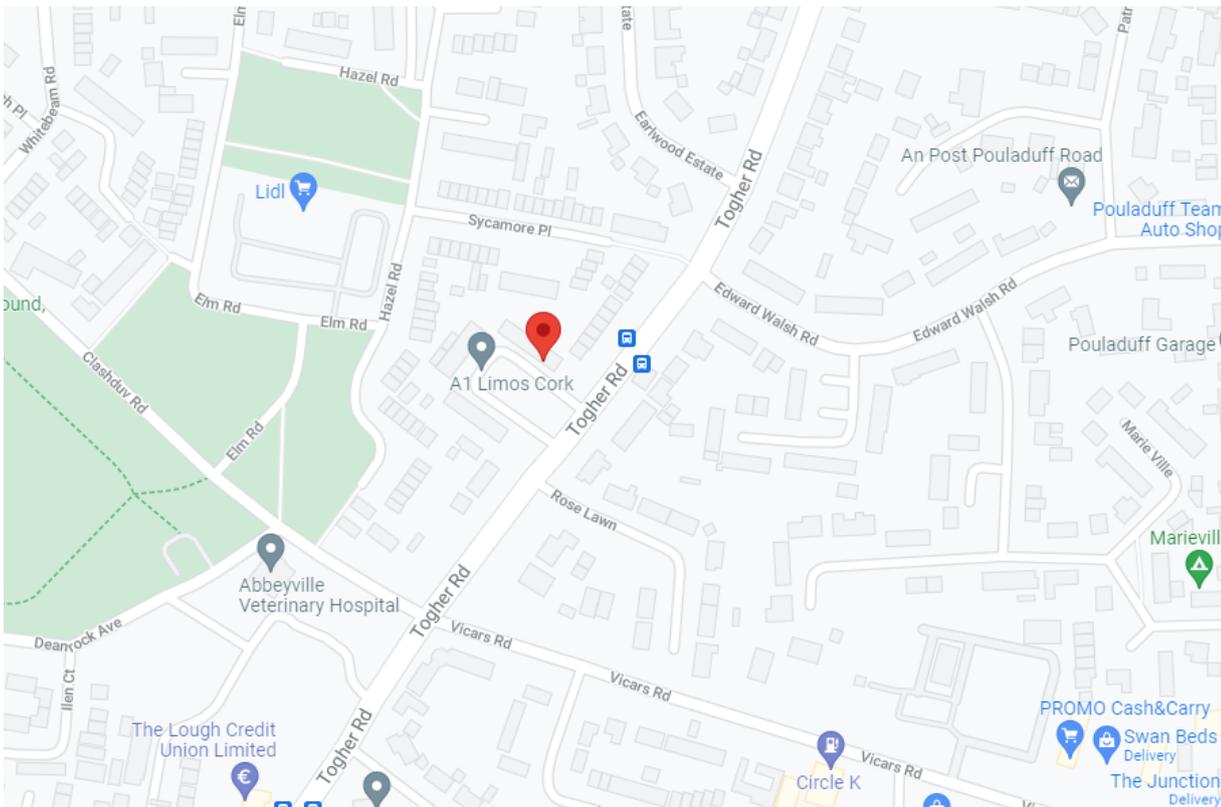
## | BATHROOM

1.62m x 1.83m (5'3" x 6'0")

The main bathroom features a walk-in shower area with a Triton electric shower. There is impressive, modern tiling from floor to ceiling, recessed spot lighting, one window with Venetian blind, one extractor fan, one wall-mounted light piece and one radiator.

## | DIRECTIONS

Please see Eircode T12 T6PV for directions.



## | ALL ENQUIRIES TO:

**Garry O'Donnell** MIPAV, MMCEPI, TRV

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**ERA** **Downey McCarthy**  
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