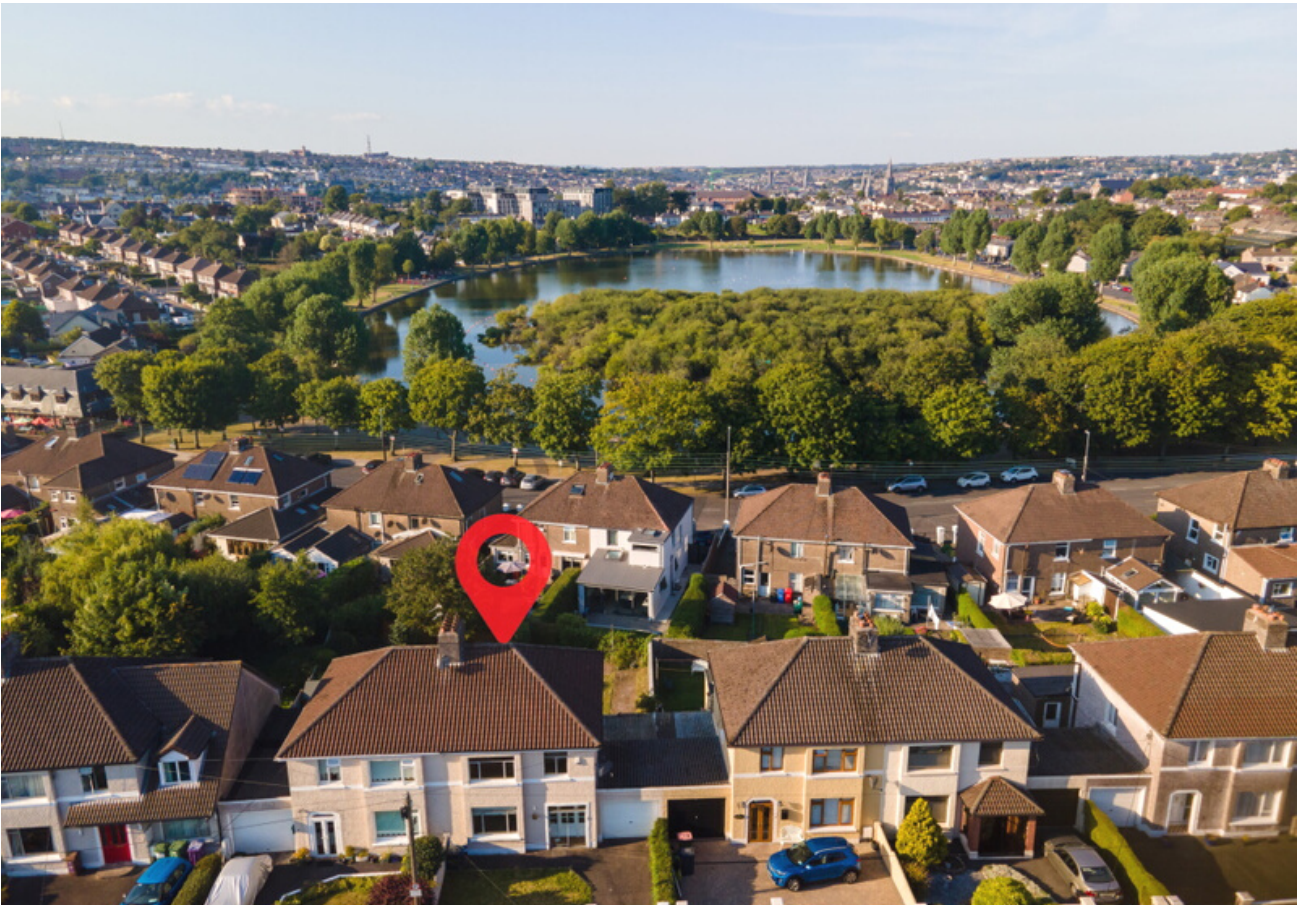




# Downey McCarthy

*...the people you can trust*

## Nadia, 4 Brookfield Lawn, The Lough, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superb three bedroom semi-detached property situated in one of Cork most sought after residential locations. This property is sure to appeal to a broad spectrum of purchasers with a host of amenities within convenient walking distance including The Lough, schools, Cork University Hospital, University College Cork, shops and bars as well as Cork city centre itself. With a prime location and beautiful views at first floor level, viewing comes highly recommended to appreciate what this fine property has to offer.



**AMV: €320,000**



**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 99 Sq. M. / 1,067 Sq. Ft.
- Built c.1950
- BER G with potential to increase to B1
- Superb location with panoramic views over The Lough from first floor level
- Gas fired central heating
- Double glazed aluminium windows
- Three bedrooms
- Blank canvas In need of modernisation and oozing potential for future development
- Adjoined garage suitable for conversion
- Spacious rear garden
- Close to all amenities including UCC, Wilton, CUH/CUMH, and The Bons Secours Hospital
- Excellent public transport links
- 10 minutes' drive from Cork city centre
- Ideal first time buy/investment opportunity

## | PORCH

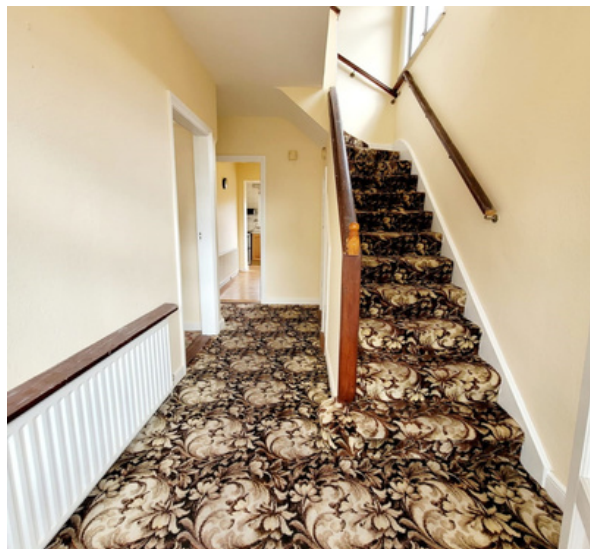
0.66m x 2.14m (2'1" x 7'0")

A sliding door allows access to a porch area which has tiled flooring and one centre light piece. A teak door with centre and side glass panelling allows access to the main reception hallway.

## | RECEPTION HALLWAY

4.26m x 2.14m (13'9" x 7'0")

The reception hallway has carpet flooring, one centre light piece, one large radiator, two power points, one telephone point and under stair storage.



## | GUEST W.C

The guest w.c has floor and wall tiling and one centre light piece.

## | LIVING ROOM

3.7m x 4.1m (12'1" x 13'4")

The superb main living room has a feature bay to the front of the property which allows extensive natural light to fill the room. There carpet flooring, a decorative picture rail surrounding the room, one centre light piece, an open fireplace, one radiator, six power points and one television point.



## | LOUNGE/FAMILY ROOM

3.6m x 3.5m (11'8" x 11'4")

The lounge/family room is a versatile room which could serve a multitude of uses. There is one window overlooking the rear garden, carpet flooring, one centre light piece and a decorative picture rail surrounding the room. The room is finished with a fireplace with gas insert, built-in display cabinets, six power points, one telephone point and two television points.



## | KITCHEN/DINING

3.97m x 2.7m (13'0" x 8'8")

This extended kitchen/dining area features units at eye and floor level, vinyl floor covering, one window to the rear of the property and a door allowing access to the rear garden. There are two light pieces, one radiator, ten power points, a stainless steel sink and plumbing for a dishwasher.



## | UTILITY ROOM

2.6m x 3.1m (8'5" x 10'1")

Located at the rear of the garage this area offer plumbing for a washing machine and space for a dryer.

## | GARAGE

4.45m x 3.1m (14'5" x 10'1")

The adjoined garage is used for storage but could be suitable for conversion to extend the living space on the ground floor.

## | STAIRS AND LANDING

2.94m x 1.2m (9'6" x 3'9")

The stairs and landing are fitted with carpet flooring. At the top of the landing there is one window to the side of the property, one centre light piece, a Stira staircase allowing access to the attic and a hot press area which is shelved for storage.

## | BEDROOM 1

3.65m x 4.1m (11'9" x 13'4")

A spacious double bedroom has one window to the rear of the property offering magnificent views over The Lough. The room has solid timber flooring, built-in units from floor to ceiling, one centre light piece, one radiator, three power points and one telephone point.



## | BEDROOM 2

3.66m x 3.4m (12'0" x 11'1")

A large double bedroom has a feature bay window to the front of the property, solid timber flooring, built-in units from floor to ceiling with integrated recessed spot lighting, one centre light piece, one radiator and three power points.



### | **BEDROOM 3**

2.5m x 2.9m (8'2" x 9'5")

A large single room has one window to the front of the property, solid timber flooring, one centre light piece, one wall-mounted light piece, one radiator and one power point.



### | **BATHROOM**

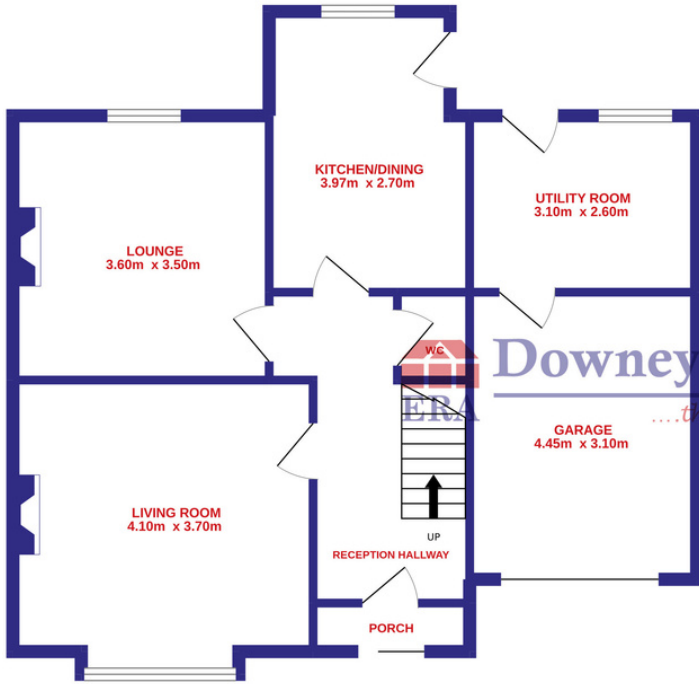
1.82m x 2.1m (5'9" x 6'8")

The main family bathroom features a three piece suite with a corner shower area. There is one window to the rear of the property, one radiator, floor and wall tiling, one centre light piece and storage space under the sink.

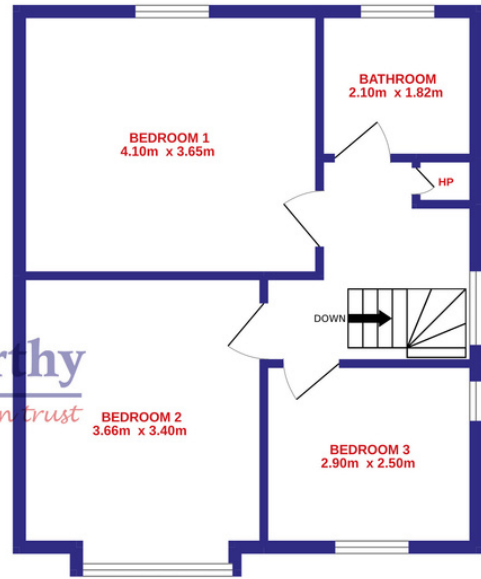


# | FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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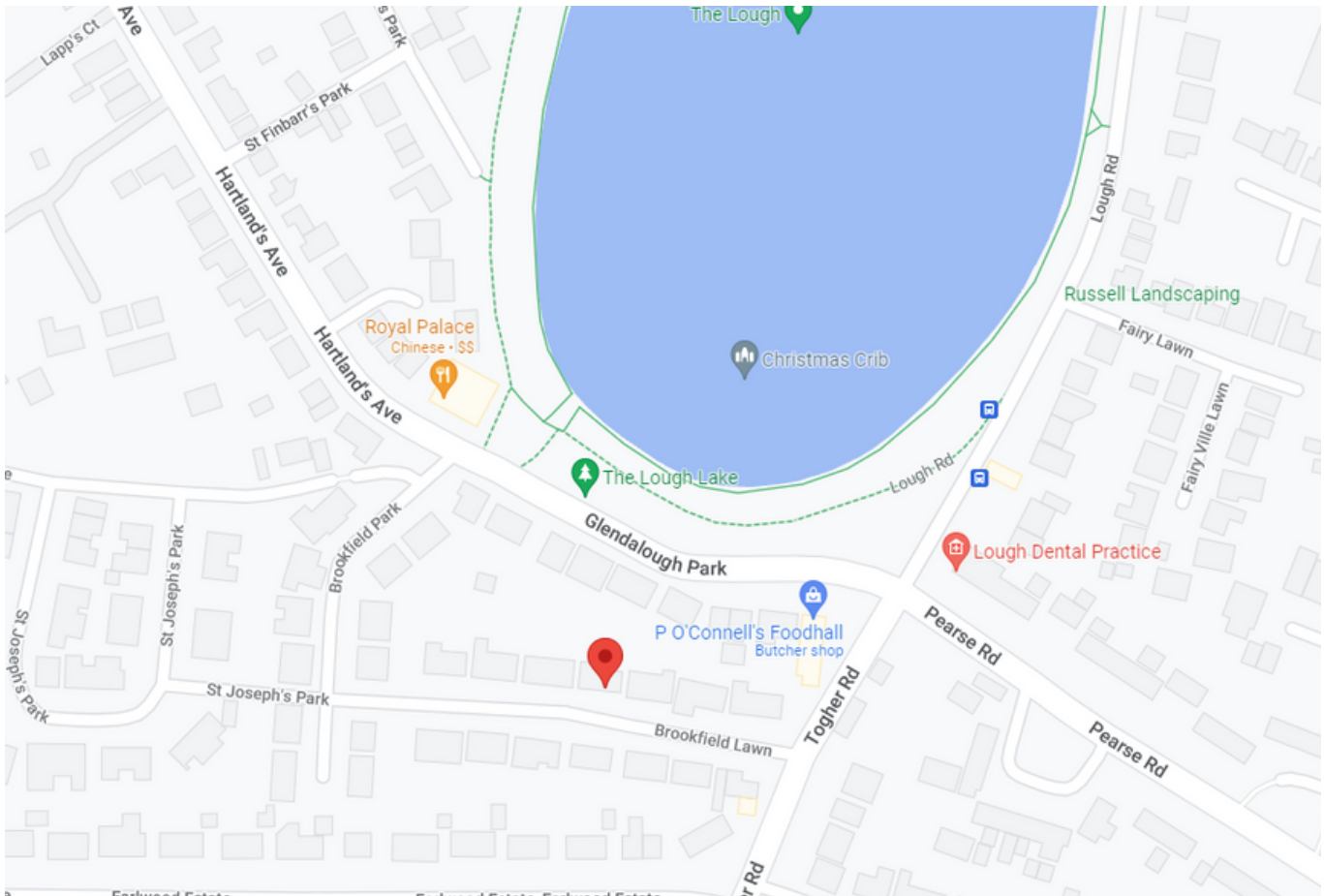
TOTAL FLOOR AREA : 99.1 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 T12 T2P7 for directions.



## | ALL ENQUIRIES TO:

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

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