

## 'Melrose' 76 Cathedral Road, City Centre Nth, Cork City



ERA Downey McCarthy are delighted to bring to the market this delightful three bedroom semi detached property with a stunning front garden and the extra benefits of 2 living rooms, an extended kitchen/dining room, a detached garage plus a driveway with private parking just off Cathedral Road. Melrose is a bright and spacious property that was extended hugely on the ground floor, both to the side and to the rear, many years ago.



€240,000

PSRA Licence No. 002584

## Accommodation

- Hallway 3.91m x 1.86m

A PVC glass panelled front door leads into the carpeted hallway. The ESB service board, meters and alarm panel are located here. There is a telephone point and one light fitting and a glass panelled door leads to the living room.

- Living Room 4.88m x 3.51m

This bright living room features a bay window to the front with curtains and curtain pole and a most attractive fire place is the centre point of the room, and this has been fitted with a gas fire insert. There are two wall lights and a centre light fitting. The living room is well decorated with stippled ceiling, ceiling rose and decorative coving. A glass panelled door leads out to the kitchen/dining room and an open archway leads into a second living room.



- Kitchen/Dining Room 6.8m x 4.05m

This is a very spacious kitchen/dining room created by a ground floor extension. It has a huge array of solid oak kitchen units. There is space for fridge freezer and double oven. Work top space is extensive and attractive glass cabinets have been incorporated into the kitchen plan. The area is plumbed for a washing machine and a dryer. The space is bright with a large window overlooking the back of the property and a glass sliding patio door leading out onto the rear patio. The kitchen/dining room is complete with two radiators, four light fittings and vinyl flooring.



- Family Room/Lounge 3.79m x 3.44m

An extension to the side of the house provides space for this inviting second sitting room/lounge, with a solid wood floor and a beautiful bay window overlooking the front of the property with blinds, curtain pole and curtains. There are two wall light fittings, a centre light and one radiator.



- Bathroom 2.95m x 2.43m

This very spacious bathroom has a tiled floor and tiling around the bath. It is complete with one wc, wash hand basin in a vanity unit, mirror, radiator & centre light fitting. The frosted window overlooks the rear of the property. Double doors conceal a convenient and spacious storage area.

- Bedroom 1 4.78m x 2.86m

This spacious double bedroom is brightly lit with natural light from its two windows overlooking the front of the property. Wardrobes have been built in, one radiator and a centre light fitting. More storage space has been built in cleverly utilising the space above the stairs.



- Bedroom 2 3.71m x 2.61m

This is a large double bedroom with semi solid wooden flooring. Wardrobes have been neatly built in and there is one radiator and a centre light fitting. A window overlooks the rear of the property.

- Bedroom 3 1.82m x 2.11m

This spacious single room has timber effect flooring and its window overlooks the rear of the

property. The room has one light fitting and a radiator.

- Landing

The landing is carpeted and has one centre light fitting. Attic access is gained from here and useful storage has been built in over the stairs.

## Features

- 1,076 Sq. Ft. approx.
- Natural Gas Central Heating
- Overlooking Shandon
- Great city views
- Super convenient location
- 2 separate Living rooms on the ground floor
- Extended Kitchen/Dining Room
- Detached Garage
- Private parking
- Stunning front garden

## Directions

From Cork city centre proceed up Cathedral Road. Pass through the traffic light junction with Wolfe Tone Street & continue on for 50 meters. "Melrose" No 76 Cathedral Road is on the right hand side.

## Outside



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