

## 18 Rose Lawn, Togher, Cork City



Garry O'Donnell of ERA Downey McCarthy auctioneers is excited to launch to the market this superb three-bedroom semi-detached property situated within a quiet cul-de-sac location close to all amenities and benefitting from a spectacular west-facing rear garden.



AMV: €265,000

PSRA Licence No. 002584

## Accommodation

- Porch
- Reception Hallway 4.3m x 2.1m
- Guest W.C
- Living Room 3.7m x 4.3m

A sliding door allows access to a porch which has a centre light fitting and a teak door with glass centre and side panelling allowing access to the reception hallway.

A bright and spacious reception hallway features carpet flooring, one radiator, one centre light fitting, under stairs storage, three power points and an alarm control point. A door from the hallway allows access to a guest W.C.

The guest W.C features a two piece suite with tile flooring, timber panelling, PVC panelling, recess spot lighting and an extractor fan.

A spacious main living room has a window to the front of the property including a net blind, a curtain rail and curtains. Features include carpet flooring, one radiator, one centre light fitting and a gas fireplace. The room has a built-in display cabinet on the left hand side of the fireplace, four power points and a telephone point.



- Lounge 3.9m x 4.3m

A spacious second living room has one window overlooking the rear garden. The room has carpet flooring, one centre light fitting, one radiator, two wall mounted light fittings, four power points and a television point.



- Kitchen 2.9m x 2.7m

The kitchen features fitted units at eye and floor level in an L-shape with tile splash back. The room includes



vinyl floor covering and a window overlooking the rear garden. The kitchen offers plumbing for a dishwasher, space for an oven, one centre light fitting, nine power points, one radiator and a door from the room allows access to a kitchenette/utility area.



- Kitchenette/Utility Area 2.5m x 2.5m

This room features fitted units at eye and floor level in an L-shape with tile splash back. Features include a stainless steel sink with drainer unit, vinyl flooring, one centre light fitting, plumbing for a washing machine, space for an oven and four power points. A window overlooks the rear of the property and a PVC door with glass panelling allows access to the rear garden. Access to the attached garage is also gained from this room.

- Garage 5.0m x 2.5m

The garage which offers immense potential to extend this family home is currently fitted with a roller door to the front, two centre light fittings, a gas boiler, wall mounted shelving and three power points.

- Stairs and landing

The stairs and landing have been fitted with carpet flooring. The landing has one window overlooking the side of the property which floods the area with natural light and one centre light fitting.

- Bedroom 1 4.3m x 4.2m

A spacious double bedroom has a window overlooking the front of the property. The room has carpet flooring, one radiator, an extensive array of built-in units from floor to ceiling, one centre light fitting, one wall mounted light fitting, three power points and a telephone point.




- Bedroom 2                      3.4m x 4.2m                      A large double bedroom has a window overlooking the rear of the property. The room has carpet flooring, one radiator, one centre light fitting, two power points, one wall mounted light fitting and a walk-in storage area.
- Bedroom 3                      3.3m x 3.0m                      A spacious single room has a window overlooking the front of the property. The room has carpet flooring, built-in units from floor to ceiling, one centre light fitting, one radiator and three power points.
- Bathroom                      1.8m x 2.1m                      The bathroom features a two piece suite and a walk-in shower area with a Mira Elite ST electric shower. Features include one window overlooking the rear of the property, tile flooring, tiling surrounding the shower area and a centre light fitting. A hot press area is shelved for storage and access to the attic is gained from here.

### Features

- Approx. 1155 Sq Ft
- Built in 1966
- Underpinned and certified
- Superb west facing rear aspect
- Attached garage suitable for conversion
- Quiet cul-de-sac location
- Close to all amenities including Wilton, UCC & Bons Securs Hospital
- Gas Fired Central Heating
- Single glazed aluminum windows

### Directions

Please see Eircode T12V0PC for directions.

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