

3 St Patrick's Terrace, Magazine Road, Glasheen, Cork

BER E1



ERA Downey McCarthy are delighted to present this wonderful and idyllic 3 bedroom family home, ideally located within close proximity to UCC, Bon Secours Hospital and The Lough. 3 St. Patrick's Terrace offers a super opportunity to move into a lovely, comfortable home within easy walking distance of all amenities.



AMV: €295,000

PSRA Licence No. 002584

Accommodation

- Entrance hall 4.15m x 1.24m

An elegant hallway entered through a bespoke Carrigaline Joinery solid wood door with fan light. It boasts a traditional style forged steel column radiator and beautiful italian tile flooring. It also has an electronic heating control panel, one centre light piece, one powerpoint and one telephone point.



- Living Room 3.45m x 3.66m

The bright living room has a feature bay window to the front of the property. This room also has an attractive cast iron and marble open fireplace with the original tiled hearth. It has one centre light piece, timber flooring, one radiator and four power points.



- Kitchen 3.2m x 4.22m

A very attractive Celtic Interiors fitted kitchen with a Farrow and Ball paint finish. It has wall mounted units at eye and floor level, all with granite counter tops and splash back. This room has recessed lighting and two fisherman lanterns, extractor fan, column radiator, six power points and an under stairs food pantry. The window overlooks the rear of the property and the italian tiles are continued through from the hallway.



- Utility Room

3.11m x 1.91m

The utility room is plumbed for a washing machine, dishwasher and dryer. The room has one window with a roller blind overlooking the yard, recessed lighting, tile flooring, four power points and back door providing access to the rear garden.
- External Office

3.52m x 2.63m

A separate home office that is fully clad in timber with double glazed double doors to the front and double glazed dual aspect windows to the side and rear. The room has an electricity supply and six power points.
- Main Bathroom

3.05m x 1.86m

The main bathroom is located on the half landing. A tastefully decorated bathroom that has subway wall tiles on one wall and over the bath, which has a Mira Elite QT electric shower extension. Access to the hot press which has an electric immersion and a new boiler. Features include one window overlooking the rear of the property, column radiator, hand wash basin, one W.C and recessed lighting.
- Stairs and landing

4.33m x 1.49m

The landing boasts original timber flooring and has a Velux roof window which floods the area in natural light.
- Bedroom 1

3.21m x 3.43m

The main bedroom has a high ceiling, one window overlooking the garden, one centre light piece, the original timber flooring, one radiator and four power points.



- Bedroom 2 3.5m x 2.77m
- Bedroom 3 2.52m x 2.25m

This double room has one window to the front of the property, one centre light piece, one radiator, four power point and timber flooring.

One window overlooks the front of the property, this room also has one centre light piece, one wall mounted radiator, two power points and timber floor.

Features

- 92.9 Sq.M / 1,000 Sq.Ft
- Home office
- GFCH
- Built In 1904
- Vintage pine doors throughout
- Location Location Location
- Within close proximity to the Bons and UCC
- 15 minute walk to city centre or CUH
- Turn Key condition
- Natural Gas Central Heating and solid fuel stove

Directions

Please see Eircode T12 XT2N for directions.



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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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