

## 141 Greenwood Estate, Togher, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this magnificent three/four bedroom semi-detached property situated within the mature, sought-after location of Greenwood Estate, Togher Cork.

Set on a large South-West facing site with obvious future development potential.



AMV: €295,000

PSRA Licence No. 002584

## Accommodation

- Porch & Reception Hallway 4.53m x 2.81m

A sliding door allows access to a porch. The porch has a beautiful terrazzo floor, one centre light piece and a PVC door with stained glass side and centre paneling allowing access into the reception hallway.

This bright and spacious reception hallway has attractive hardwood flooring. The area has one centre light piece, extensive under stair storage, one radiator, two power points and one phone point.

- Living Room 3.46m x 4.33m

This spacious living room has one window to the front of the property with a roller blind, a curtain rail and curtains. The room has attractive décor with coving, carpet flooring and an open fireplace with marble hearth and timber surround. Other features include one large radiator, three power points and a phone point.



- Dining Room 4.26m x 2.82m

This superb dining room which is flooded with natural light has double doors allowing immediate access to the rear patio area. The room has attractive décor, laminate timber flooring, one centre light piece, one radiator, six power points, one tv point and a door off the room allows access to the kitchen.



- Kitchen 4.71m x 2.53m

This extended kitchen has solid oak fitted units at eye and floor level in an L-shape with an extensive worktop counter space and a tiled splash back. The room has one window to the rear of the property with a roller blind and tile flooring. The kitchen includes space for an oven, washing machine, dishwasher and has a stainless steel sink and a drainer unit, one centre light piece incorporating three spot lights and twelve power points.
- Bedroom 4/Family Room 4.95m x 2.63m

This versatile room could serve a multitude of uses such as a ground floor bedroom, playroom or home office and is accessed from the reception hallway. There is one window to the front of the property with a roller blind, a curtain rail and curtains, one large radiator, four power points and two wall mounted light piece. The is attractively decorated and is finished with high quality laminate timber flooring.
- Lounge 3.9m x 3.6m

This splendid family room has one window overlooking the rear garden finished with a roller blind, a curtain rail and curtains. The room has high quality semi solid oak timber flooring and is attractively decorated. There is an open fireplace with an electric insert, one large radiator, one centre light piece and four power points.
- Stairs and landing

The stairs and landing have been fitted with carpet flooring and on the half landing there is one window to the side of the property which floods the area with natural light. The landing has one centre light piece and a carbon monoxide alarm.
- Bedroom 1 4.0m x 4.0m

A superb double room has one window to the rear of the property which includes a roller blind. The room has high quality laminate timber flooring and an extensive array of built-in units from floor to ceiling. The room has one centre light piece, one large radiator and two power points.



- Bedroom 2 3.47m x 4.0m

A generous double room has one window to the front of the property which includes a roller blind, a

curtain rail and curtains. The room has laminate timber flooring and built-in units from floor to ceiling. Features include one centre light piece, one large radiator and four power points.

- Bedroom 3 2.35m x 2.95m

A spacious single room is located at the front of the property with one window including a roller blind, a curtain rail and curtains. The room has laminate timber flooring, one radiator, one centre light piece and one power point.

- Family Bathroom 2.2m x 2.1m

A spacious family bathroom has a three piece suite incorporating a Triton electric shower fitted over the bath. The room has tile flooring, PVC paneling surrounding the walls and ceiling, one window to the rear of the property, one centre light piece and one radiator. The hot press is also accessed from this room and is shelved for storage. Access to the attic is also gained from this area.

## Features

- Approx. 132 Sq.M / 1422 Sq.Ft
- Spectacular South-West facing rear garden with future development potential
- Immaculately maintained 3-4 bedroom property
- BER E2
- Built in 1966
- Gas Fired Central Heating
- Double glazed windows
- Mature sought-after location close to all amenities
- 3 large living areas on ground floor with an option for a 4th bedroom if required

## Directions

Please see the Eircode T12 AC2Y for directions.



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