



Downey McCarthy

...the people you can trust

30 Bantry Park Road, Fairhill, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this immaculately maintained and fully modernised two bedroom mid-terraced property which can only be described as "Show House Condition" throughout. The property benefits from its commanding positioning fronting onto a large communal green area, a superb enclosed rear garden and its convenient location close to a host of amenities. Viewing is highly recommended to fully appreciate the exemplary finish lavished upon this property.



AMV: €240,000

BER C3

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Show House Standard
- Ideal First Time buyer/Investment
- Approx. 70.84 Sq.M. / 763 Sq. Ft.
- BER C3
- Double glazed PVC windows
- Gas fired central heating with a new energy efficient boiler
- Modern fitted kitchen
- Re wired, plumbed and insulated in 2015
- Newly insulated attic which is floored for storage
- Top quality electrical & joinery specification
- New external recessed spot lighting
- Beautifully maintained rear garden
- Positioned Overlooking a large green area
- Walking distance to local amenities including supermarket, cafes, shops, gym
- On the 201 and 203 bus route
- Rental potential of €1700 per month

| PORCH

0.67m x 1.8m (2'1" x 5'9")

A sliding door allows access to a porch area which has tile flooring, a wall-mounted light piece and a composite door with attractive stain glass panelling leads to the living room.

| LIVING ROOM

3.8m x 5.3m (12'4" x 17'3")

A superb living room features tile flooring throughout and attractive décor including high quality recessed spot lighting and a beautiful open fireplace with timber surround. The room has one window to the front of the property including a roller blind, curtain rail and curtains, two radiators, ten power points and one centre light piece. An oak door with glass centre panelling allows access to a kitchen/dining area.



Disclaimer: 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 and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.

| KITCHEN/DINING

3.1m x 5.3m (10'1" x 17'3")

This superb open plan kitchen/dining area features modern fitted units finished in a Prague ivory colour scheme with contrasting walnut worktop counter and extensive tiled splashback.

The kitchen has high quality porcelain tile flooring, an integrated oven/hob/extractor fan, space for a fridge freezer, space for a dryer, plumbing for a washing machine, a dishwasher and a stainless steel sink. The room has attractive modern décor, recessed spot lighting, two light pieces, extensive dining space, one radiator and under stair storage. Double doors with glass panelling from the kitchen allow access to the rear garden.



| STAIRS AND LANDING

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is a Stira staircase allowing access to a floored attic area which has been newly insulated. The landing has high quality laminate timber flooring and attractive décor.



| BEDROOM 1

2.95m x 4.32m (9'6" x 14'1")

A solid oak door allows access to this superb double bedroom. The room has two windows to the front of the property, both including roller blinds, curtain rails and curtains, which flood the area with natural light. The room has magnificent modern décor with high quality laminate timber flooring and an attractive array of built-in units from floor to ceiling. There is recessed spot lighting, one centre light piece, two wall-mounted light pieces, one radiator and twelve power points. Additional storage is situated towards the front of the property and the gas boiler is housed here.



| BEDROOM 2

3.46m x 3.57m (11'3" x 11'7")

A large double bedroom has one window to the rear of the property including a roller blind, a curtain rail and curtains. The room has beautiful décor with laminate timber flooring, built-in storage from floor to ceiling and an additional alcove space for free standing units. There is recessed spot lighting, one centre light piece, one large radiator and six power points.



| BATHROOM

2.37m x 2.14m (7'7" x 7'0")

This fully modernised bathroom features a three piece including a double corner shower area incorporating a pump action mains operated shower. The room has impressive floor and wall tiling, one window to the rear of the property with roller blind, a heated stainless steel towel rail, recessed spot lighting and one extractor fan.

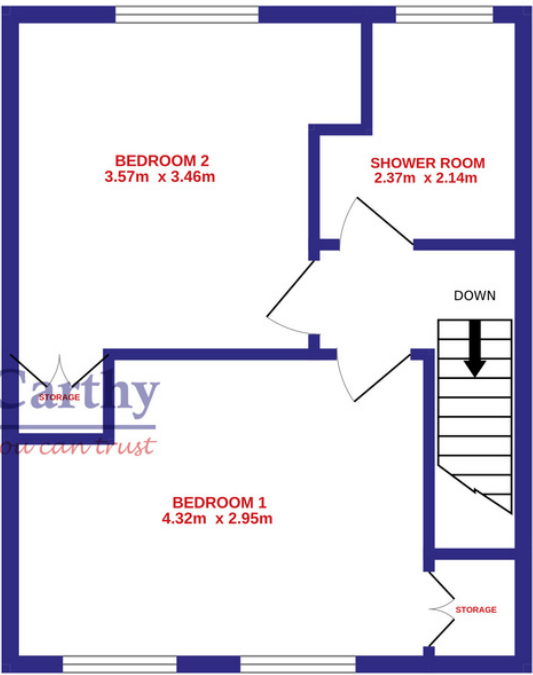
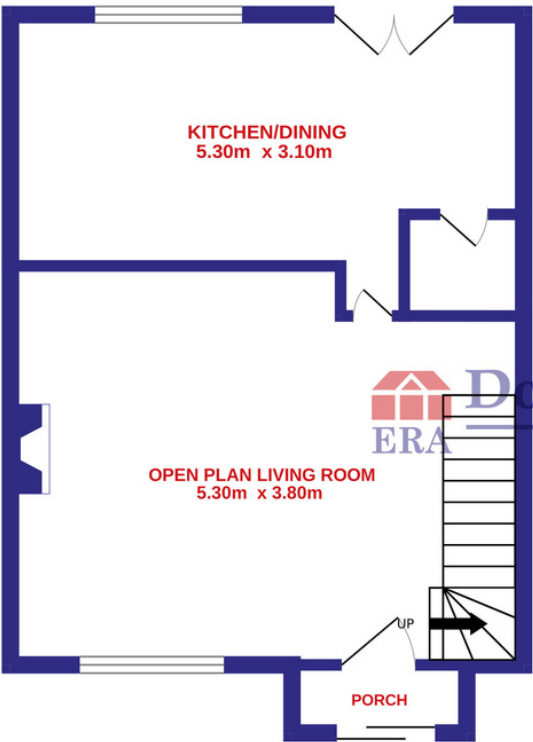


Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.

| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 70.8 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.
Made with Metropix ©2023

Disclaimer: 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 and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.

| DIRECTIONS

Please see Eircode T23 X0H4 for directions.



| ALL ENQUIRIES TO:

Garry O'Donnell MIPAV, MMCEPI, TRV
087 7522244
garry@eracork.ie



Downey McCarthy
ERA *...the people you can trust*

Solicitor Details:

Kevin Hegarty, Kevin Hegarty Solicitors, Brian Dillon House, Dillons Cross, Cork

Disclaimer: 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 and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.