

51 Lower Friars Walk, Cork



ERA Downey McCarthy are delighted to present to the market this impeccably presented 4 bedroom detached dormer bungalow. The property which was originally built in the 1960's was completely renovated in 2002. Work included re plumbing, re wiring, insulation, underpinning and a new roof.



AMV: €425,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 7.0m x 1.5m

The reception hallway is beautifully decorated throughout. The hallway has tile flooring, four ornate light fittings, one radiator, four power points and one thermostat control for the heating.

An extensive cloakroom/walk-in storage unit is located off the hallway. This area has vinyl floor covering, built-in storage space, one centre light piece and PVC paneled walls and ceiling.



- Sitting Room 7.35m x 4.55m

A superb dual aspect main sitting room with a bay window to the front of the property and a window to the side both with curtain rail and curtains. The room has solid timber flooring, attractive coving, one centre light piece and five wall mounted light fittings.

Other features include three radiators, solid fuel stove, an impressive feature fireplace and a door with glass paneling allows access to the kitchen/dining area.



- Lounge 3.27m x 4.35m

Located at the front of the property, the lounge has a feature bay window that includes a curtain rail, curtain and Venetian blind. This room has laminate timber flooring, wall mounted shelving, one centre light piece, one large radiator, twelve power points and one television point.



- Kitchen/Dining Area 3.8m x 7.8m

A magnificent kitchen/dining area that has a double and a single door allowing access to the rear. The kitchen features modern fitted units at eye and floor level finished in a grey colour scheme with a contrasting worktop counter, tile flooring throughout and a bespoke breakfast counter with integrated storage and seating arrangement. Other features include four light fittings, recess spot lighting, space for a Range cooker, an American-style fridge freezer and an integrated dishwasher. The room also offers an extensive dining section, one radiator and twenty power points.



- Utility Room 2.4m x 2.9m

Located off the kitchen/dining, the utility room has built-in units from floor to ceiling, an extensive worktop counter with tile splash back and one window the side of the property with Venetian blind. The utility has plumbing for a washing machine, space for a drier, one radiator and six power points.



- Family Bathroom 4.0m x 3.0m

The family bathroom features a four piece suite that includes a double walk-in shower area and a Jacuzzi bath. The room has one window to the side of the property, PVC paneling on the walls and ceiling, recess spot lighting, one radiator, storage under the sink and a Sliderobe fitted unit.



- Stairs and landing

The stairs features a tile tread and timber staircase and timber paneling on the wall. The landing area has one window to the rear of the property, attractive décor, one large radiator, eight power points, carpet flooring and access to the attic is gained from a Stira staircase. The attic is fully floored.



- Bedroom 1

5.8m x 4.8m

A large double bedroom that has one dormer window to the front of the property with curtain rail and curtain. The room has carpet flooring and an extensive array of built-in units from floor to ceiling. The area has timber paneled walls and ceilings which have been hand painted, one centre light piece, one large radiator and twelve power points.



- Bedroom 2

5.8m x 3.0m

A spacious double room with one window including a Venetian blind overlooking the front of the property. The room has impressive modern built-in units fitted around the bed finished in a grey colour scheme, new carpet flooring, one large radiator, one centre light piece, twelve power points and a door from the room allows access to an en-suite.



- En-Suite 1.4m x 1.3m

The en-suite has a two piece suite with an extensive storage unit underneath the sink, PVC paneled walls, tile flooring and one centre light piece.

- Bedroom 3 5.8m x 3.0m

A beautifully presented room with high quality laminate timber flooring and attractive décor. The room has one window to the front of the property with Venetian blind, curtain rail and curtain. Features include one radiator, fitted Sliderobe and twelve power points.



- Bedroom 4 4.6m x 3.5m

A large double room with one window overlooking the rear of the property. The room has carpet flooring, timber paneled walls, one centre light piece, built-in units from floor to ceiling, one radiator and ten power points.



- Upstairs Bathroom 3.5m x 4.1m

The upstairs bathroom features a four piece suite with a double walk-in shower area. The bathroom has tile flooring, timber paneled walls, PVC paneling surrounding the shower area, one window overlooking the rear yard, recess spot lights, one radiator and wall mounted shelving.



Features

- House 2,500 sq.ft.
- Detached garage 1,000 sq.ft.
- Built in the 1960's
- Completely renovated in 2002
- BER C2
- GFCH
- Floored attic


Directions

Please see Eircode T12 H9X4 for directions.

Outside



Viewing:
BER: C2

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