

13 Lower Cork Street, Macroom, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this recently renovated and cleverly extended three bedroom terraced home situated close to Macroom town centre and all amenities including schools, supermarkets, shops, pharmacy, bus routes, cafes, and more. This very well-presented home offers spacious living and bedroom accommodation, and an ideal south facing rear garden which is very private and not overlooked.



AMV: €250,000

BER D1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 111.33 Sq. M. / 1,198 Sq. Ft.
- Extended and renovated in 2008
- BER D1
- Attractively presented throughout
- Three double bedrooms upstairs
- South facing rear garden which is fully enclosed
- Walking distance to Macroom town centre
- Close to all amenities including schools, shops and supermarkets etc.
- 30 minutes' drive to Cork city centre approx.
- Close to the new Macroom bypass

| LIVING ROOM/LOUNGE

5.43m x 6.92m (17'8" x 22'7")

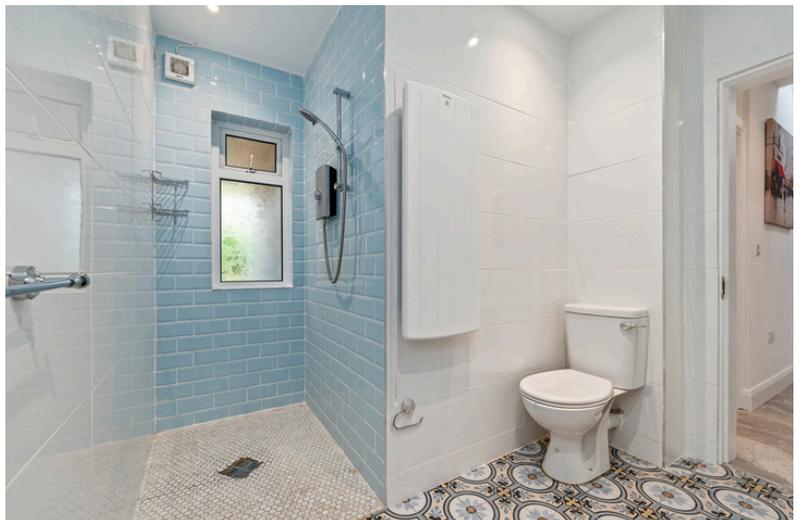
A PVC door allows access into the very spacious open plan living room. The living room has two windows to the front of the property and three Velux windows, which floods the area with extensive natural light. There is a feature fireplace with stove insert, high quality tile flooring, two radiators, attractive neutral décor, extensive living and dining space, and an opening leads through to the kitchen. Another door allows access to the guest bathroom.



| GUEST BATHROOM

3.25m x 2.47m (10'6" x 8'1")

The guest bathroom features a three piece suite including a shower cubicle with a power shower off the mains, one window to the rear, high quality floor and wall tiling, attractive neutral décor, recessed spot lighting, and an integrated vanity unit.



| KITCHEN/DINING ROOM

4.37m x 5m (14'3" x 16'4")

The kitchen has solid fitted units at eye and floor level with extensive worktop counter and tiled splashback, a stainless steel sink, integrated oven/hob/extractor fan, and an integrated fridge freezer. There is one window to the rear of the property, high quality tile flooring, two radiators, attractive neutral décor, and recessed spot lighting throughout. Double doors allow access to the rear garden, and a separate door allows access to the utility room.



| UTILITY ROOM

1.7m x 2.42m (5'5" x 7'9")

The utility room has a continuation of the high quality tile flooring, plumbing for a washing machine, and a worktop counter. The hot water tank is stored within this room.



| STAIRS AND LANDING

2.44m x 3.49m (8'0" x 11'4")

The stairs and landing has carpet flooring throughout. At the top of the landing there is one frosted window to the front of the property, neutral décor, one centre light fitting, and an access hatch to the attic.



| BEDROOM 1

3.9m x 3.68m (12'7" x 12'0")

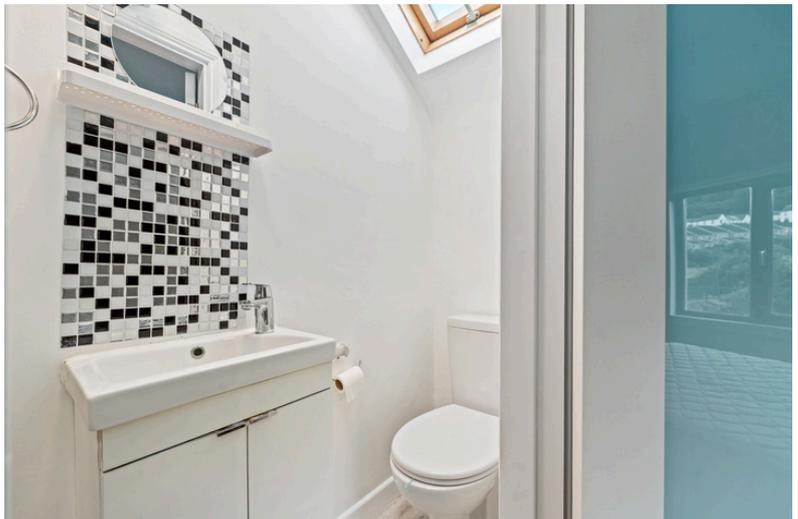
This spacious double bedroom has one window overlooking the rear of the property, built-in wardrobe units for storage, one radiator, carpet flooring, and a door allows access to the en suite bathroom.



| EN SUITE BATHROOM

0.75m x 2.3m (2'4" x 7'5")

The en suite bathroom features a three piece suite including a built-in shower cubicle incorporating a Triton T80 electric shower, a Velux window, neutral décor, timber flooring, centre light fitting, and an extractor fan.



| BEDROOM 2

1.32m x 4.33m (4'3" x 14'2")

Another double bedroom that has one window overlooking the front of the property, carpet flooring, centre light fitting, radiator, attractive neutral décor, and built-in wardrobe units for storage.



| BEDROOM 3

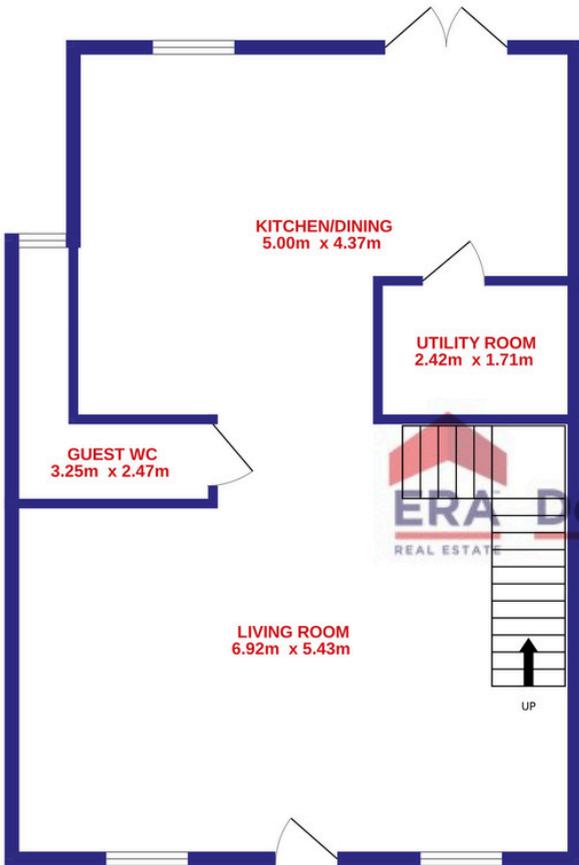
3.9m x 2.42m (12'7" x 7'9")

This bedroom has one window to the rear of the property, carpet flooring, centre light fitting, radiator, attractive neutral décor, and a built-in wardrobe unit for storage.

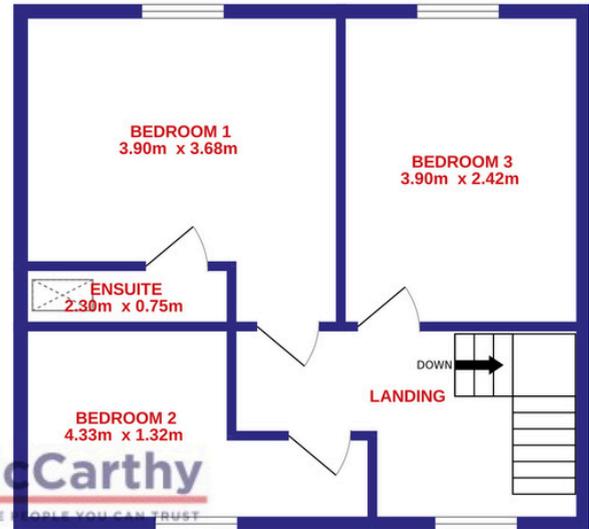


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



ERA Downey McCarthy
REAL ESTATE THE PEOPLE YOU CAN TRUST

| GARDENS AND EXTERIOR

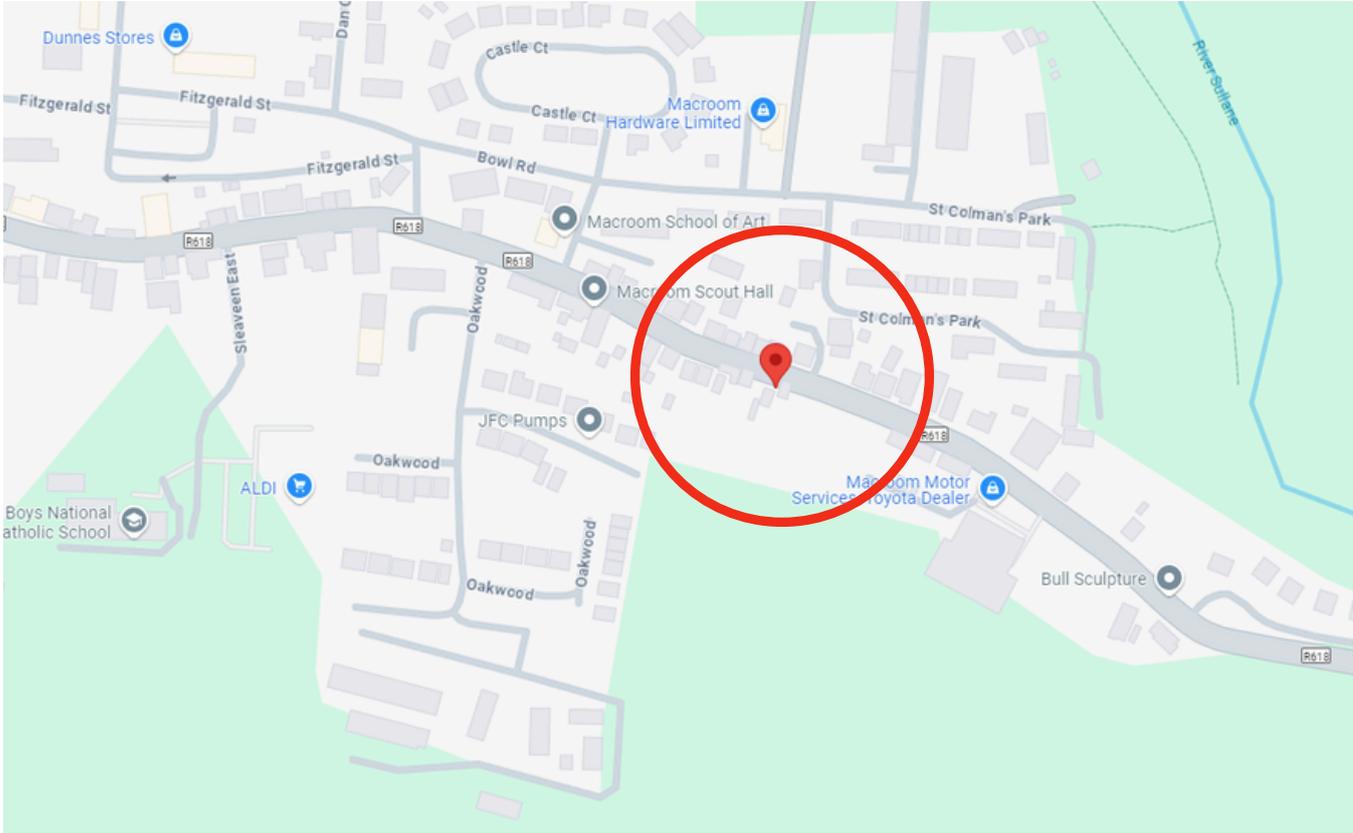


The front of the property is accessed via the main pedestrian footpath onto the street.

The rear of the property is fully enclosed with block built walls, and mature shrubs and hedging. There is a patio area, a garden area which is laid to lawn, and a Barna shed is included as part of the sale.

| DIRECTIONS

Please see Eircode P12 AY62 for directions.



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