

## 77 St. Colmcille Road, Gurranabraher, Cork City



ERA Downey McCarthy are delighted to launch to the market this three bedroom end of terrace property situated on a large site allowing further development potential and close to all amenities. The accommodation within the property briefly consists of a hallway, living room, kitchen/dining area and bathroom on ground floor while upstairs there are three spacious bedrooms.



AMV: €140,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 1.8m x 4.8m

A PVC door with glass centre panelling and fan light allows access to the reception hallway. The reception hallway has vinyl flooring, under stair storage, one radiator, one light fitting, one thermostat control for the heating and the gas boiler is located within a built-in storage area located off the hallway.

- Living Room 3.9m x 3.8m

The main living room has one window overlooking the rear garden which includes a curtain rail and curtains. Features include vinyl flooring, an open fireplace, one radiator, one light fitting and four power points.



- Kitchen 3.9m x 2.7m

The kitchen has units at eye and floor level with worktop counter and vinyl flooring. Features include a stainless steel bowl and a half sink and drainer unit, one window overlooking the rear garden and a PVC door with glass panelling allowing access out to the rear garden. The room has one light fitting, one radiator and six power points.



- Bathroom 1.8m x 1.7m

The bathroom offers a three piece suite, one window overlooking the front of the property, one radiator and one light fitting.



- Stairs and landing

On the half landing a window overlooks the front of the property together with a window facing the same direction on the main landing which floods the area with natural light. The landing has a hot press area which is shelved for storage.

- Bedroom 1                      4.0m x 3.1m

A large double bedroom has a window overlooking the rear garden. Features include solid timber flooring, one radiator, one light fitting, an open fireplace and four power points.



- Bedroom 2                      4.0m x 3.5m

A spacious double room has a window overlooking the rear of the property including a net blind, a curtain rail and curtains. Features include solid timber flooring, one radiator, one light fitting and six power points.



- Bedroom 3                      2.5m x 2.5m

A generous size single room has one window overlooking the front of the property with a net blind. The room has vinyl flooring, one radiator, one light fitting and four power points.



## Features

- 69.7 Sq. M / 750 Sq. Ft
- Year Built 1950
- BER G
- Large rear garden offering immense potential to extend the property subject to planning permission
- Excellent location within walking distance to Apple Ireland Headquarters and Cork City Centre
- Close to all amenities such as schools, a pharmacy and shops.
- Located on the 202 Bus Route

## Directions

Please see Eircode T23RVF7 for directions.



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