

## 20 Cois Tobair, Dromahane, Cork



ERA Downey McCarthy are delighted to present to the market this attractive, modern three bedroom townhouse, located within walking distance of the village and all local amenities such as shops and schools. Dromahane is only 5 minutes drive from Mallow Town and has easy access to the N20, making it in an excellent location for commuting to Cork & Limerick.



AMV: €165,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 4.9m x 1.9m

The reception hallway has tile flooring, one radiator, one centre light fitting, alarm point, phone point and two power points.

- Living Room 4.0m x 3.6m

A W.C is located off the hallway. The W.C has a two piece suite, tile flooring and centre light piece. The living room has one window overlooking the front of the property. The room has a marble fireplace. Features include one radiator, one centre light piece, wooden flooring, nine power points, a thermostat control for the heating and a dimmer switch. Double doors lead into the dining room.



- Dining Room 3.5m x 2.9m

The dining area has tile flooring and sliding doors allow access out to the rear yard. The area has one radiator, one centre light piece and nine power points. An open arch allows access into the kitchen.



- Kitchen 4.1m x 2.6m

The kitchen has modern wooden fitted units at eye and floor level with tile splash back and an extensive worktop counter. One window overlooks the rear of the property. Features include one centre light fitting, tile flooring, dishwasher, six power powers, a Belfast sink, integrated hob and extractor fan as well as a dishwasher.



- Utility Room

The utility room has cabinets and shelving for storage, four power points, single light fitting, a thermostat control for the heating and plumbing for a washing machine.

- Stairs and landing 3.0m x 2.7m

The stairs and landing have carpet flooring. The landing area has one centre light piece, two power points and the hot press is located off this area.

- Bedroom 1 3.9m x 3.1m

The main bedroom has one window overlooking the front of the property. Features include one centre light piece, two power points, a television point, a sliding wardrobe with shelving a telephone point, one radiator and laminate wooden flooring. A solid door allows access into the en suite.



- En Suite

The en suite has one W.C, one wash hand basin with tile splash back, tile flooring, vanity mirror, one centre light piece and a modern T90SR Triton electric shower in a tiled shower cubicle.

- Bedroom 2 2.5m x 2.7m

This bedroom has one window overlooking the rear of the property. Features include laminate timber flooring, one centre light fitting, built-in wardrobes, one radiator and two power points.



- Bedroom 3 3.0m x 2.7m

A large single bedroom with one window overlooking the rear of the property. The room has one radiator, one centre light piece, laminate flooring and four power points.

- Main Bathroom 2.9m x 2.35m

The main bathroom has one window overlooking the front of the property. The bathroom has a three piece suite with a Mira Element shower is fixed over a bath. Features include tile flooring, one radiator, one centre light piece, glass shelving, vanity mirror.

## Features

- 95 Sq. M / 1023 Sq. Ft
- BER \*\*
- Built in 2006
- PVC Double glazed windows throughout
- Oil central heating
- Ideal first time buy

## Directions

Please see Eircode P51 KD79 for directions.



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