

## 20 Reendowney Place, Friars Walk, Ballyphehane, Cork City



ERA Downey McCarthy are delighted to present to the market this super three bedroom mid-terrace property. While in need of some modernisation, the property is ideally located just off Friars Walk, in the heart of Ballyphehane with easy access to all local amenities.



€200,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 1.79m x 3.09m

The hallway has one centre light fitting, an electric radiator, an alarm panel, ESB meters, service board, alarm console, two power points, carpet flooring and a storage press underneath the stairs. Glass panel doors lead into all rooms.

- Living Room 4.35m x 3.11m

This room has one window overlooking the back of the property has been fitted with blinds and curtain poles. Features include a fitted television unit and glass cabinet in the corner of the room, a fireplace with a marble surround, mahogany mantle piece, an electric fire insert and an electric radiator. The room has one centre light fitting, two wall light fittings, smoke detector and carpet flooring.



- Kitchen 3.4m x 2.27m

This kitchen has ample space for a cooker, and space for a washing machine. The kitchen features a stainless steel sink and units at both eye and floor level, one centre light fitting, a glass panel door and a window overlooks the back of the property. The room has a vinyl effect floor.



- Bedroom 3 3.51m x 2.19m

The downstairs bedroom in the property has one window overlooking the front of the property fitted with a roller blind and large curtain pole. The room has one centre light fitting and carpet flooring.

- Stairs and landing 2.25m x 0.85m  
The stairs are fully carpeted leading to the first floor landing. The landing has one centre light fitting, smoke detector, fitted hand rail, carpet flooring and a pull down ladder gives access to the attic.
- Bedroom 1 4.43m x 2.85m  
Two windows here overlook the front and both are fitted with roller blinds, curtains and curtain poles. The room has an extensive built-in bedroom unit with ample wardrobe space and fitted shelving. We also have a storage closet up over the stairs and another second storage closet to the side of the stairwell. The room has an electric radiator, wallpaper décor and a centre light fitting.



- Bedroom 2 3.43m x 3.01m  
Another double bedroom with a window overlooking the back of the property instead. The room has built-in bedroom wardrobes, mirror insert, centre light fitting, carpet flooring and alarm console.



- Main Bathroom 2.45m x 2.26m  
This bathroom houses the hot press and a copper cylinder tank, immersion and a separate unit overhead for storage. The bathroom itself has a fitted Mira Elite electric shower in a wet room style floor with a large glass panel for the cubicle. The walls have a tiled panel effect, the floors are fully tiled and one window overlooks the back. Other features include one W.C, wash-hand basin,

bathroom cabinet, mirror and fluorescent light fitting.

## Features

- 700 Sq. Ft. Approx.
- Very convenient location
- Walking distance to city centre and Turners Cross
- Property is in need of modernisation
- Spacious back garden
- South facing at the rear captures the afternoon and evening sunshine
- Potential to put your stamp on this home

## Directions

From Cork City go out South Main Street and go over the South Gate Bridge. Go straight on passing the Enterprise Bar and Restaurant on the left hand side. As you go up Barrack Street the road swings to the left. Proceed up here and after 100 metres you come to a main junction. Proceed as if you are going straight ahead and go onto Friars Street. Continue uphill and you keep going straight on through the next junction whereby you pass the old Corner Shop. At the lower end of Friars Walk you turn in to the right hand side and into Reendowney Place. No.20 is on the left hand side with the agents sign displayed outside the property.

## Outside



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