

5 Mount Eden Road, Gurrabraher, Cork City



Builders Project/ Development opportunity ERA Downey McCarthy are excited to launch to the market this 3 bedroom end terrace property positioned on a large corner site and located off one of Corks most desirable residential addresses.



€125,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 2.0m x 1.8m

The reception hallway has a vinyl floor covering and one centre light piece.



- Living Room 4.47m x 3.67m

The living room has one window to the rear of the property with one wall mounted light piece, one centre light piece, an open fireplace and carpet flooring. A door off the living room allows access to a rear corridor which in turn allows access to a stainless steel door with glass paneling. This provides access to the rear garden.



- Kitchen 2.03m x 2.99m

The kitchen has two windows to the front of the property with Venetian blinds. Features include tile flooring, a stainless steel sink and plumbing for a washing machine.



- Stairs and landing

The stairs and landing have been fitted with carpet flooring. At the top of the landing there is one centre light piece and access to the attic.

- Bedroom 1 3.54m x 2.41m

This room has one centre light piece and a dual aspect with two windows to the rear of the property and one window to the side of the property.



- Bedroom 2 2.7m x 2.67m

This room offers a dual aspect with one window to the front of the property and one window to the side. The room has solid timber flooring, wall mounted shelving and one centre light piece.



- Bedroom 3 2.71m x 1.79m The single room has one window to the rear of the property and one centre light piece.




- Main Bathroom 1.56m x 2.22m The bathroom has a three piece suite with one window to the rear of the property.

Features

- Builders project/Development opportunity
- Large side garden
- Off street parking
- Private rear garden
- Ideal residential/ investment property
- Located on the main bus route to Apple Ireland & Cork city centre
- Close to all amenities

Directions

Please see Eircode T23 X2Y9

	<p>Garry O'Donnell 60 South Mall, Cork 086 7522244 garry@eracork.ie</p>
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The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.



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