

70 Templeacre Avenue, , Gurrabraher, Cork City

BER D2



Immaculately presented 3 bed mid townhouse situated in this very popular residential location. No. 70 was extended and renovated to a great effect a number of years ago and the property really benefits from this. The Attic has been converted to provide huge storage space in this modern townhouse.



€175,000

PSRA Licence No. 002584

Accommodation

- Hallway 3.96m x 1.71m
- Sitting Room 4.81m x 3.03m

The hallway has a very attractive wooden floor, one centre recess light, smoke detector and glass panel doors lead to all rooms. Another feature includes an extensive storage area under the stairs.

One large window overlooks the front fitted with a blind, curtain and curtain pole. The room has a feature fireplace, a large radiator with a radiator cover, a built-in unit in the alcove, centre light fitting and a very attractive solid wooden floor.



- Kitchen/Dining/Living 6.69m x 3.32m

The kitchen dining has been extended and now has a living area with a wall mounted TV unit. Features in this room include a large radiator, recess lighting and a tiled floor that extends into the kitchen/dining area.

The kitchen has very attractive fitted kitchen units and is plumbed for a gas oven. The kitchen area has space for a fridge freezer, recess spot lighting, velux window for added natural light and one large window overlooks the back garden. Other facilities include a double drainer sink and plumbing for a washing machine and a drier.

Overall a very attractive kitchen with a tile splash back, ample power points and a radiator. A solid door leads out to the back hallway and onto the bathroom.



- Bathroom 2.42m x 1.97m

The bathroom has a fitted power shower off the mains, recess lighting, attractive décor, wash hand basin, one W.C and a large frosted window. The room has a paneled ceiling, tile paneled walls and a fully tiled floor.



- Stairs & Landing

The stairs is fully carpeted leading up to the first floor landing. The landing has a pull down ladder with access to the attic.

- Bedroom 1 4.76m x 3.03m

The main bedroom has two windows overlooking the front of the property, both have blinds and curtain poles. The room has an attractive sliderobe unit fitted on the side wall, one radiator, semi-solid wooden floor and a large storage/hot press closet in the unit up over the stairs.



- Bedroom 2 3.67m x 2.46m

A very well appointed double bedroom, one window overlooks the back with a blind, curtain and curtain pole. Other features include a radiator, centre light fitting and a semi solid wooden flooring.

- Bedroom 3 2.68m x 2.12m

This bedroom also has a window overlooking the rear garden, one radiator, a light fitting and semi solid wooden flooring.

- Attic 4.39m x 2.82m A pull down ladder in the landing gives access to the attic. The attic is converted to provide additional storage space, two large velux windows allow in plenty of natural daylight and is an ideal area for storage or potential living space subject to planning.

Features

- 969 Sq. Ft. Approx. including the attic
- Natural Gas Central Heating
- PVC DG windows
- Very well maintained property
- Converted attic
- Well decorated and presented in excellent condition
- Ultra convenient location
- Close to all amenities in Gurrabraher
- Maintenance free gardens front and rear
- Parking off the street

Directions

From Cork City go up Cathedral Road and proceed up towards Gurrabraher Church. Turn right onto Mount Eden Road and proceed down to the end of this road and you come on to Templeacre avenue. No. 70 is directly across the road with the ERA sign displayed.

Viewing:
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