

## 64 Friars Road, Turners Cross, Cork City EB



ERA Downey McCarthy are very pleased to present to the market this 3 bed terraced townhouse situated in a very popular and convenient location close to all amenities in Turners Cross. The property is unique in that it has dual access, with an entrance from St. Patrick's Road to the rear, providing a driveway with off street parking.





AMV: €170,000 PSRA Licence No. 002584

## Accommodation

2.0m x 2.65m A PVC door with ornate centre glass paneling Hallway • allows access into the reception hallway. The hallway has a picture window neatly positioned by the front door, vinyl flooring, one centre light fitting, one radiator and one telephone point. Guest W.C Postioned on the half landing, features include one W.C, one centre light fitting, one frosted window overlooking the front of the property and tile flooring. 4.8m x 3.44m The living room has a large window overlooking the Living Room

The living room has a large window overlooking the front of the property. Features include carpet flooring, one centre light fitting, one radiator, one power point and a fireplace with a gas fire insert.



•	Dining Room	3.4m x 2.66m	The dining room has one window overlooking the rear of the property, vinyl flooring, three power points, one centre light fitting and one radiator.
•	Kitchen	3.0m x 4.0m	The kitchen is an extension built onto the original building with built-in units at eye and floor level, tile splash back, three windows overlooking the rear garden and a PVC door to the side of the room allows access out to the rear of the property. Other features include carpet flooring, one radiator, two light fittings, space for appliances, a stainless steel sink, three double power points and the gas boiler is also housed here.



- Stairs and landing
- Bedroom 1 3.0m x 3.0m

The stairs and landing are fully carpeted throughout.

The main bedroom has one window overlooking the front of the property. Features include centre light fitting, radiator, carpet flooring and wall mounted light fitting.



• Bedroom 2

2.3m x 3.0m

Another double bedroom with a window overlooking the front of the property. The room has one centre light fitting, carpet flooring, radiator and double power point.



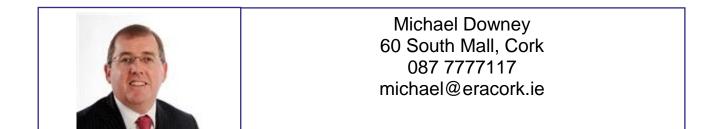
•	Bedroom 3	2.0m x 3.0m	A single room with carpet flooring, radiator, centre light fitting, double power point, storage over the stairs and the window overlooks the rear of the property.
•	Main Bathroom	1.6m x 3.0m	The main bathroom has a three piece suite including a shower cubicle with a Mira Elite electric shower. Features include one frosted window overlooking the rear, hot press, tile flooring and fully tiled walls.

## **Features**

- 77 Sq.M / 829 Sq.Ft
- Built in the 1940/50's
- BER G
- Immense Potential
- Ample Parking to the rear
- Kitchen extension to the rear
- Natural Gas Central Heating
- Close to all amenities such as Schools, Churches, Pharmacy and shops etc.

## **Directions**

Please see Eircode T12 FYK1 for directions.



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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