

64 Friars Road, Turners Cross, Cork City



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

- Hallway 2.0m x 2.65m A PVC door with ornate centre glass paneling 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.
- Living Room 4.8m x 3.44m 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

The stairs and landing are fully carpeted throughout.

- Bedroom 1 3.0m x 3.0m

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.

	<p>Michael Downey 60 South Mall, Cork 087 7777117 michael@eracork.ie</p>
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