



# Downey McCarthy

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## 35 Argideen Lawn, Togher, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this extended three bedroom mid-terraced property in the highly convenient location of Argideen Lawn, Togher. The property benefits from its ideal location close to all amenities as well as its sunny west facing rear aspect.



**AMV: €250,000**

**BER C2**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 90 Sq. M. / 969 Sq. Ft.
- Built C. 1984
- BER C2
- Gas fired central heating with a new boiler
- Double glazed windows
- Three spacious bedrooms
- Two living spaces on the ground floor
- West facing rear aspect with maintenance free patio area
- Off street parking
- Close to all amenities including UCC, Wilton, CUH/CUMH, The Bons Secours Hospital and The Lough
- Easy access to the N40 road network
- On the 214 and 219 bus routes and close to UCC Park & Ride
- Ideal first time buy

## | PORCH

1.6m x 1.8m (5'2" x 5'9")

A PVC door with stain glass centre and side panelling allows access to a porch area which has tile flooring and one centre light piece. Double oak doors with attractive glass panels allow access to the main reception hallway.

## | RECEPTION HALLWAY

3.6m x 2m (11'8" x 6'5")

This bright, welcoming reception hallway is finished with tile flooring throughout. The area has one centre light piece, one radiator, one telephone point, two power points, under stair storage, cloakroom and an alarm control point.

## | LIVING ROOM

4.1m x 3.7m (13'4" x 12'1")

An oak door with glass panelling allows access to the main living room. The room has one window to the front of the property including a roller blind, a curtain rail and curtains, laminate timber flooring, an open fireplace, one centre light piece, two wall-mounted light pieces, covings surrounding the ceiling, four power points and one television point.



## | KITCHEN/DINING

3.4m x 5.75m (11'1" x 18'8")

An open plan kitchen/dining area features modern units at eye and floor level with a worktop counter and tiled splashback. The kitchen includes plumbing for a washing machine and dishwasher and space for a cooker and a fridge freezer. The room has tile flooring throughout, two light pieces, extensive dining space, one radiator, eleven power points, one window to the rear of the property and a PVC door with glass panelling allowing access to same.



An open arch from the dining area allows access to an extended lounge area.

## | LOUNGE

3m x 3m (9'8" x 9'8")

This second living space has one window to the side of the property with a roller blind, a curtain rail and curtains. The room has high quality laminate timber flooring, one centre light piece, covings surrounding the ceiling, one radiator, one television point, four power points and a door allowing access to a shower room.



## | SHOWER ROOM

1.96m x 2.3m (6'4" x 7'5")

Located on the ground floor, this shower room features a three piece suite with a large corner shower area fitted with a Mira electric shower. The room has impressive modern tiling, one centre light piece, one wall-mounted light piece, one window to the rear of the property with roller blind and one radiator.



## | STAIRS AND LANDING

The stairs and landing have carpet flooring throughout. At the top of the landing there is one centre light piece, an access hatch to the attic, one storage area and a hot press area for storage.

## | BEDROOM 1

4.1m x 2.8m (13'4" x 9'1")

A large double bedroom has one window to the rear of the property including a roller blind, a curtain rail and net blinds. The room has laminate timber flooring, an impressive array of built-in units from floor to ceiling, one centre light piece, one radiator and three power points.



## | BEDROOM 2

3.1m x 2.8m (10'1" x 9'1")

A spacious double bedroom has one window to the rear of the property including a roller blind, a curtain rail and curtains. The room has laminate timber flooring, built-in units from floor to ceiling, one centre light piece, one radiator, a built-in work station area and two power points.



### | BEDROOM 3

2.5m x 2.8m (8'2" x 9'1")

This spacious single bedroom has one window to the front of the property including a roller blind, a curtain rail and curtains. The room has laminate timber flooring, built-in units from floor to ceiling, one centre light piece, one radiator and two power points.



### | BATHROOM

1.7m x 1.9m (5'5" x 6'2")

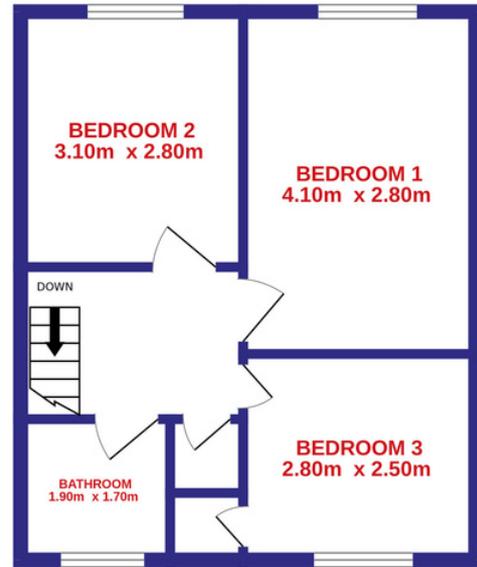
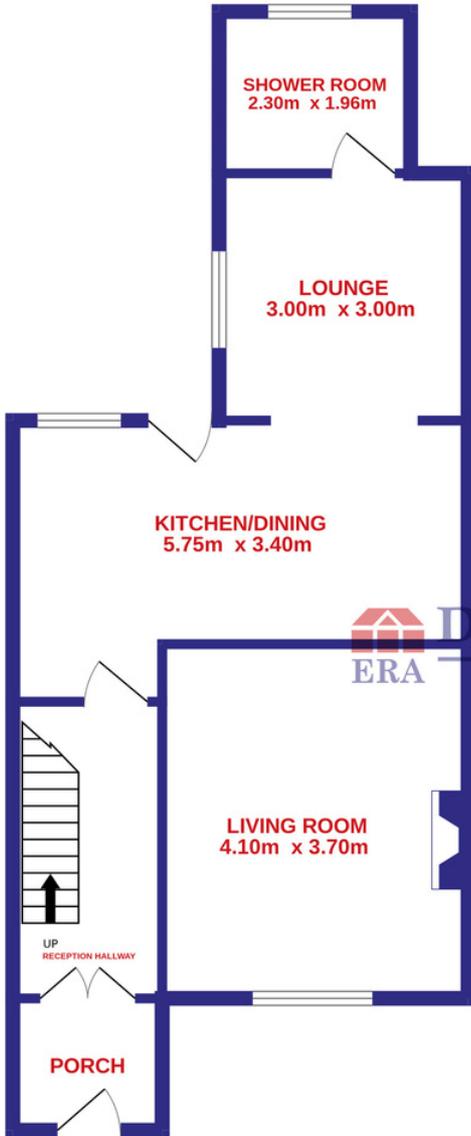
The main family bathroom features a four piece suite including a Mira Sport electric shower fitted over the bath. The room has vinyl floor covering, PVC wall panelling and one window to the front of the property with a roller blind. There is one radiator, one centre light piece and integrated storage under the sink.



# | FLOOR PLAN

GROUND FLOOR

1ST FLOOR



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90

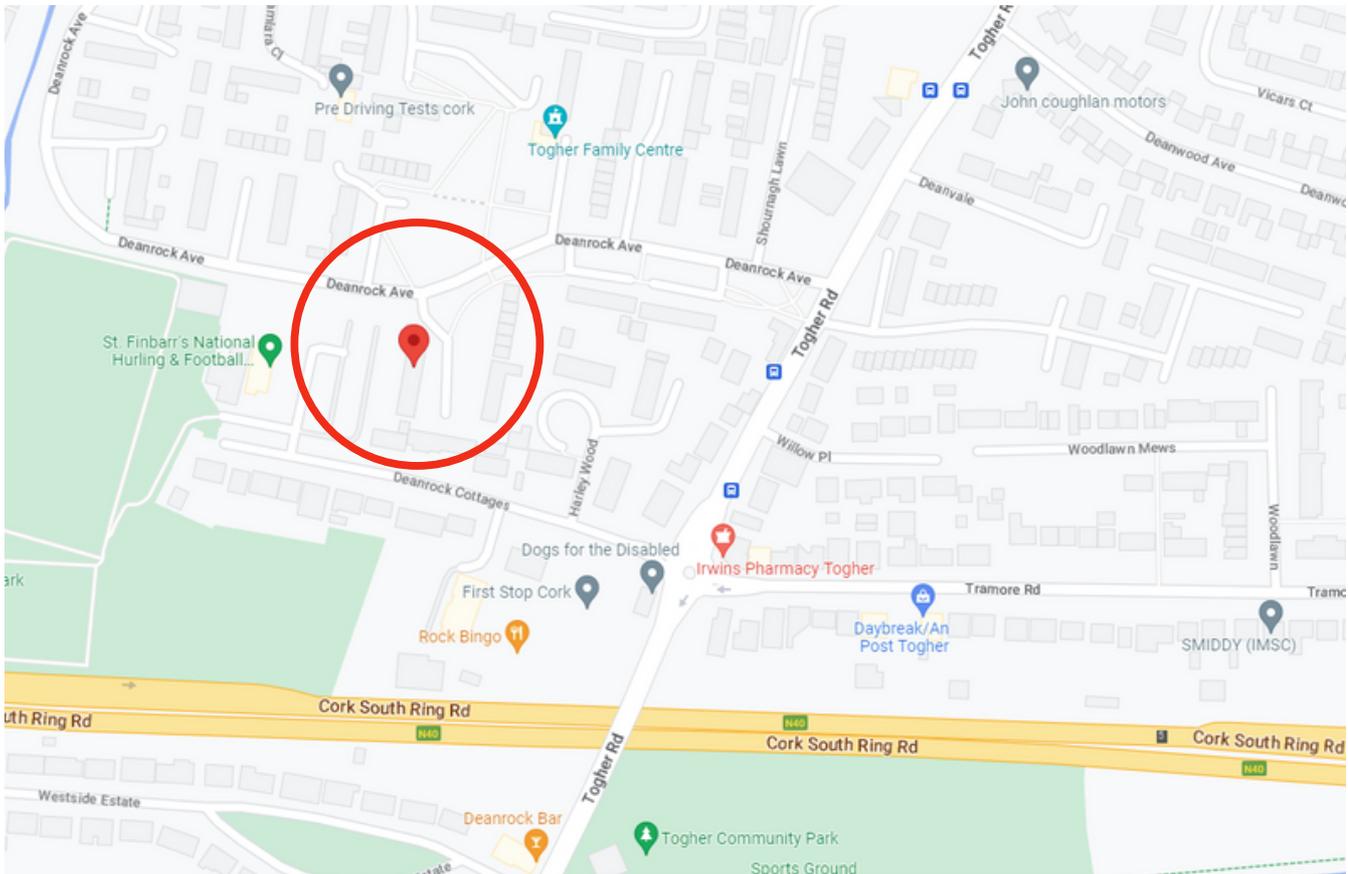
TOTAL FLOOR AREA : 90.9 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## | DIRECTIONS

Please see Eircode T12 AV29 for directions.



## | ALL ENQUIRIES TO:

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