

## 45 Monastery Terrace, City Centre, Cork City



ERA Downey McCarthy are delighted to bring to the market this three bedroom terraced property in Monastery Terrace, situated in this popular and modern residential estate.

Accommodation consists of a reception hallway, guest w.c, living room, lounge/bedroom 4, and kitchen/dining to the rear. There are 3 bedrooms and the main bathroom upstairs.



€210,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 4.3m x 1.85m

The hallway has tile flooring, one radiator, one power point, one centre light fitting and an alarm control point. Located under the stairway is a guest W.C

- Guest W.C

The guest W.C has tile flooring, one W.C, one wash hand basin with tile splash back, one centre light piece, one wall mounted light piece, extractor fan. The Guest W.C also has a Triton T80 electric shower and the shower cubicle is tiled from floor to ceiling.

- Living Room 4.2m x 3.25m

The living room has one window that overlooks the front of the property. The room has a marble fireplace. Other features of the room include laminate timber flooring, one centre light piece, one radiator, three power points, and a television point. An outlet for gas is also available if you wish to connect a gas fire.



- Dining Room/Lounge/Bedroom 3.6m x 1.7m  
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This versatile room is currently being used as a fourth bedroom but could also be used as a dining room/lounge area.

Features include one radiator, laminate floor, two power points, television point, telephone point, built-in units and one window overlooking the rear of the property.

- Kitchen/Dining 5.7m x 2.6m

The kitchen area has been recently renovated so it features superb new units. The wooden units are built-in at eye and floor level with an extensive worktop counter with tile splash back. Features include a new oven, extractor fan, newly fitted stainless steel sink, gas boiler and one power point.

The dining area has tile flooring, one radiator, one light fitting, one power point and plenty of space for a dining table.

A teak and glass panel door allows access to the rear garden and one window overlooks the rear of the property.



- Stairs and landing 2.6m x 2.1m

The stairs and landing are fully carpeted throughout. Features of the landing include one power point, one centre light fitting and access to the hot press which has been shelved for storage.

- Bedroom 1 3.7m x 3.3m

A spacious double bedroom with laminate timber flooring and one window overlooking the rear of the property. Features include two power points, one television point, one phone point, one radiator, built-in wardrobes and one centre light fitting.



- Bedroom 2 3.5m x 2.8m

Another double bedroom with one window overlooking the front of the property. Features include one radiator, one centre light piece, laminate timber flooring, two power points, television point, telephone point and a built-in wardrobe.

- Bedroom 3 2.5m x 2.2m

A single bedroom with one window overlooking the front of the property. The room has built-in units throughout which are ideal for storage. Features include one radiator, two power points, television point and a telephone point.

- Main Bathroom 2.6m x 1.8m

The bathroom has a four piece suite with a shower head over the bath. Features include tile flooring, one wash hand basin, fitted mirror, one W.C and one frosted window.

## Features

- Double glazed windows
- Newly fitted kitchen
- Gas central heating

## Directions

Please see eircode T23 Y79C for directions.

## Outside



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