

2 Mercier Park, Curragh Road, Turners Cross, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly located three bedroom semi-detached bungalow in the sought after, convenient and mature development of Mercier Park, Turners Cross. Whilst in need of modernisation, the property is an ideal opportunity for a purchaser to design their dream home family home similar to neighbouring properties. Due to its close proximity to all local amenities the property is sure to appeal to a broad spectrum of buyers.

Accommodation consists of porch, reception hallway, living room, lounge, extended kitchen/dining area, three spacious bedrooms and a main family bathroom. The property offers two attic rooms for storage purposes only together with an attached garage.

AMV: €350,000



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PSRA No. 002584

| FEATURES

- Underpinned in 2008
- Private rear garden with scope for future development similar to neighbouring properties
- Approx. 105.11 Sq. M. / 1,131 Sq. Ft.
- Built in 1940
- Gas fired central heating
- Double glazed windows
- Potential to increase the BER Rating to A2 from its current G rating
- Three spacious bedrooms
- Attic rooms suitable for storage purposes
- Attached garage
- Off street parking
- Sought after mature location
- 15 minute walk to Cork city centre and easy access to Wilton, Mahon Point, Cork Airport

| PORCH

1m x 2m (3'2" x 6'5")

A sliding door allows access to a porch area which has tile flooring, one window to the side of the property, and one centre light piece. A teak door with glass centre panelling allows access into the main reception hallway.

| RECEPTION HALLWAY

5m x 1.95m (16'4" x 6'3")

The hallway features carpet flooring, one centre light piece, one large radiator, and one telephone point.

| LIVING ROOM

3.6m x 3.8m (11'8" x 12'4")

A superb main living room has one window to the front of the property including a curtain rail and curtains. The room has carpet flooring, a fireplace with a gas insert, one centre light piece, one radiator, six power points, and one television point. Sliding doors with glass panelling allow access to a lounge from here.



| LOUNGE

3.3m x 3.45m (10'8" x 11'3")

The lounge has carpet flooring, one centre light piece, a fireplace with a gas insert, an enclosed hot press area to one side of the fireplace and built-in shelving to the opposite side. There is one radiator, and four power points. A door with glass panelling allows access to an extended kitchen/dining area.



| KITCHEN/DINING

3.3m x 3.75m (10'8" x 12'3")

The kitchen/dining area features fitted units at eye and floor level in an L-shape with extensive worktop counter space. There is one window to the rear of the property, a Velux window and a PVC door with glass panelling allowing access to the rear garden. The kitchen has vinyl floor covering, one centre light piece, and one radiator.



| BEDROOM 1

4.23m x 3.3m (13'8" x 10'8")

A large double bedroom has one window to the front of the property including a curtain rail, curtains and net blinds. The room has carpet flooring, built-in units from floor to ceiling, one centre light piece, one radiator, a wash hand basin, five power points, and one telephone point.



| **BEDROOM 2**

3.3m x 3m (10'8" x 9'8")

A large double bedroom has one window to the rear of the property, overlooking the garden. The room has carpet flooring, built-in storage space, one centre light piece, a wash hand basin, one radiator, and two power points.



| **BEDROOM 3**

2.25m x 3.3m (7'3" x 10'8")

A single bedroom has one window to the side of the property with carpet flooring and built-in units from floor to ceiling. There is one centre light piece, a wall-mounted light piece, a wash hand basin, one radiator, and two power points.

| **REAR LOBBY**

1.85m x 1.9m (6'0" x 6'2")

Located off the main hallway, the rear lobby has tile flooring, one centre light piece, two power points and a staircase allowing access to two attic storage rooms. Access to the main family bathroom is gained from this area.

| **BATHROOM**

1.7m x 2.55m (5'5" x 8'3")

The main family bathroom features a four piece suite including a mains operated shower fitted over the bath. The room has tile flooring, one window to the rear of the property, one centre light piece, and one radiator.

| **ATTIC**

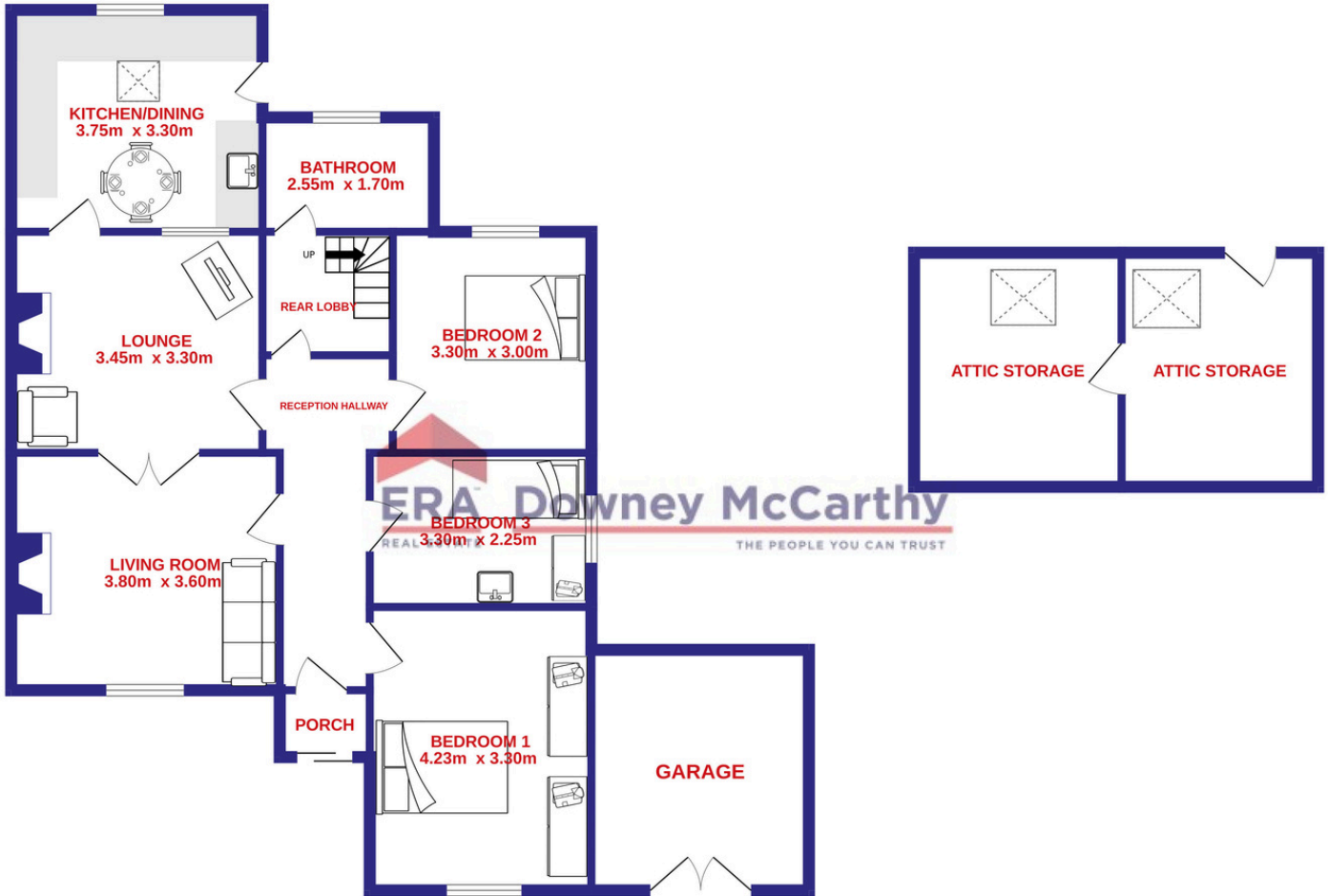
The two attic rooms are suitable for storage purposes only.

| **GARAGE**

The adjoining garage is accessed via double doors to the front of the property and is suitable for storage.

| FLOOR PLAN

ATTIC STORAGE



| GARDENS AND EXTERIOR

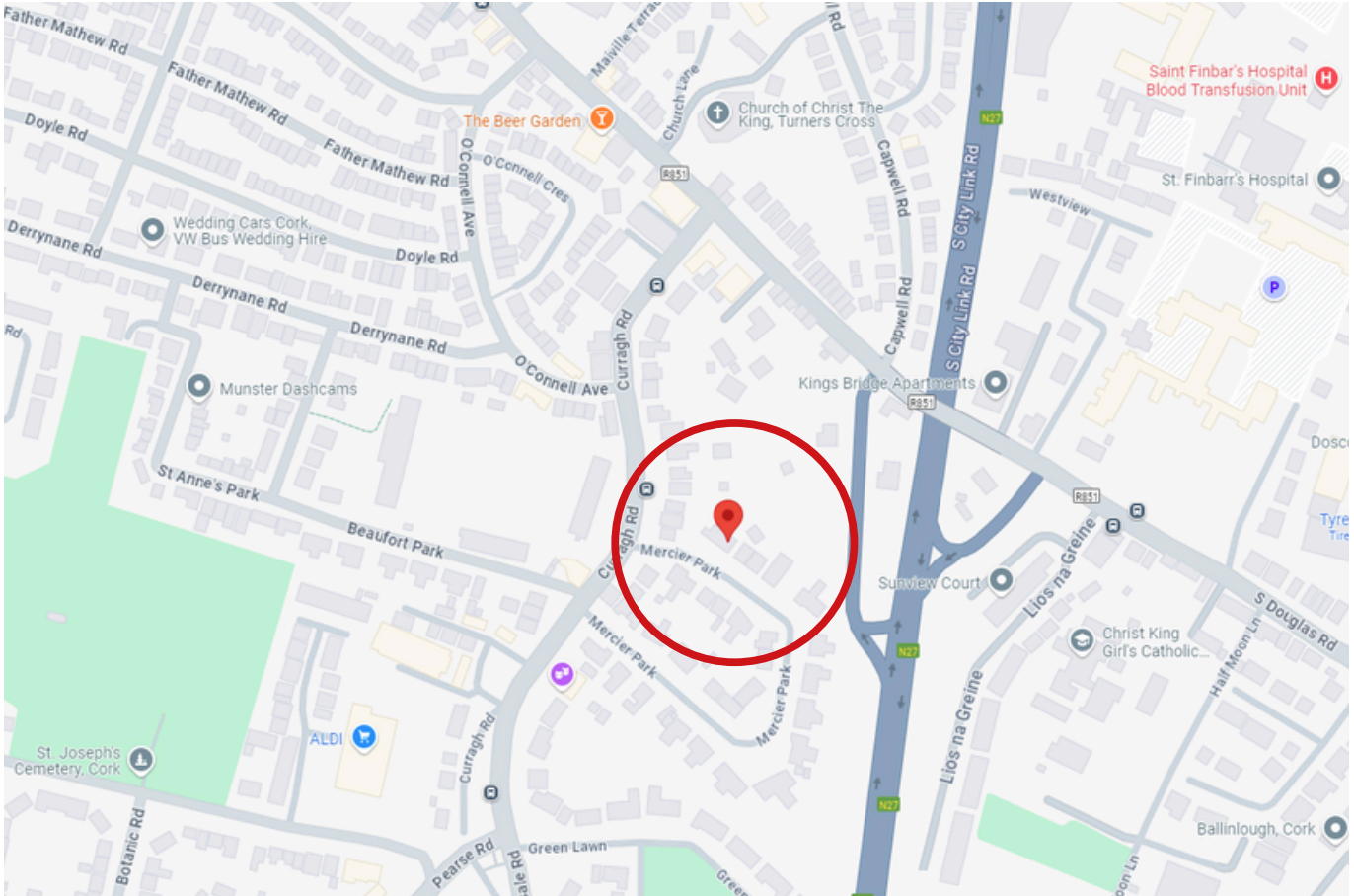


The front of the property has a concrete driveway offering off street parking for one car. The large front garden is laid to lawn and fully enclosed with block built walls. Double doors from the driveway allow access to an attached garage.

The rear of the property is fully enclosed and features a large private garden which is not overlooked and offers significant space to extend the property if required, similar to the neighbouring homes. There are a number of out buildings attached for storage purposes.

| DIRECTIONS

Please see Eircode T12 P2X3 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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