

62 Liam Healy Road, Fairhill, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superbly presented three bedroom mid-terraced property on Liam Healy Road, Fairhill. The property benefits from an added kitchen, utility and bathroom extension. It is conveniently located close to a host of amenities including schools, supermarkets, gym and Apple Ireland HQ.



AMV: €240,000

BER D1

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 91.45 Sq. M. / 984 Sq. Ft.
- Built in 1955
- BER D1
- Oil fired central heating
- Double glazed PVC windows
- Attractively decorated throughout
- Three bedrooms
- Extended to the rear
- Enclosed rear garden
- Off street parking
- Walking distance to local amenities including supermarket, cafes, shops, gym
- On the 201 and 203 bus route

| PORCH

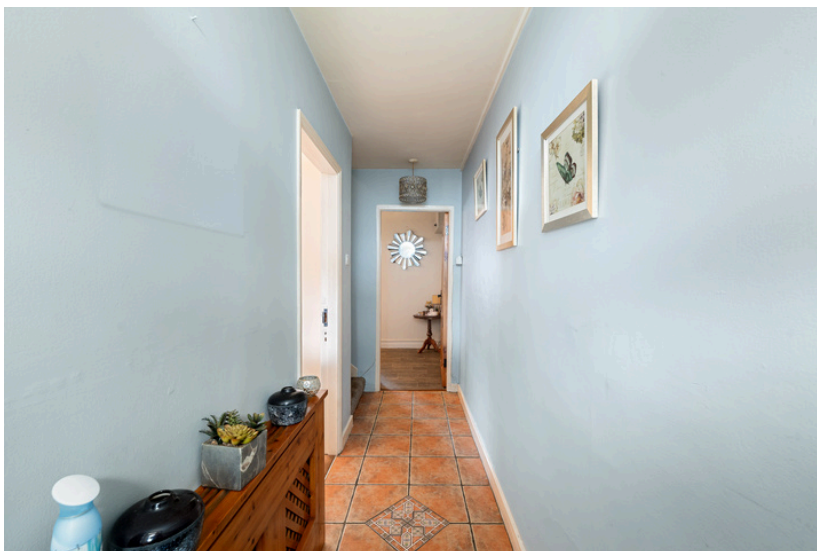
1.31m x 1.45m (4'2" x 4'7")

A sliding door allows access to the porch area which has tile flooring, one centre light fitting, and a PVC door with frosted centre glass panelling allowing access into the main reception hallway.

| RECEPTION HALLWAY

4.16m x 1.02m (13'6" x 3'3")

The hallway has high quality tile flooring, one radiator, one centre light, attractive neutral décor, and a door to the living room and family room.



| LIVING ROOM

3.6m x 3.91m (11'8" x 12'8")

The living room has one large window to the front of the property allowing extensive natural light to fill the area. The room has laminate oak effect timber flooring, one cast iron centre light piece, two cast iron wall-mounted light pieces ample power points, a features solid oak fireplace with matching mantel mirror and a solid oak radiator cover.



| FAMILY ROOM

2.76m x 5.06m (9'0" x 16'6")

A wooden door with a stain glass rose insert allows access into the family room. This area has impressive high quality vinyl flooring, two light pieces, power points, access to under stair storage, one radiator behind an attractive radiator cover, and neutral décor. An opening allows access to the kitchen/dining space.



| KITCHEN/DINING

3.15m x 5.06m (10'3" x 16'6")

The bright kitchen/dining area has one window to the rear of the property and a Velux window which fills the area with natural light. The room has high quality vinyl flooring, recessed spot lighting throughout, and an access hatch to the attic. The kitchen features modern fitted units at eye and floor level in an L-shape with extensive worktop counter and tile splashback, a stainless steel sink, space for oven/hob/extractor fan, plumbing for a dishwasher, integrated fridge freezer, and ample power points. An open arch allows access to the utility room.



| UTILITY ROOM

2.05m x 2.3m (6'7" x 7'5")

The utility room has vinyl flooring, eye and floor level units, one centre light piece, extractor fan, plumbing for a washing machine, six power points, and a door with frosted glass panelling allows access to the rear of the property.



| MAIN BATHROOM

1.8m x 2.3m (5'9" x 7'5")

The main family bathroom features a four piece suite including a Mira Elite electric shower fitted over the bath, one frosted window, floor and wall tiling, neutral décor, one radiator, and one centre light piece.



| STAIRS AND LANDING

1.83m x 2.36m (6'0" x 7'7")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one centre light piece, neutral décor, and attractive colour palette.



| BEDROOM 1

2.72m x 5.08m (8'9" x 16'6")

This spacious double bedroom has two windows to the rear of the property, allowing extensive natural light to flood the area. The room has laminate timber flooring, neutral décor, one large radiator, six power points, and one centre light piece. A door allows access to an en suite bathroom.



| EN SUITE

1.4m x 2m (4'5" x 6'5")

The en suite features a two piece suite, one frosted window to the rear, floor and wall tiling, neutral décor, and one centre light piece.



| BEDROOM 2

3.62m x 2.63m (11'8" x 8'6")

Another spacious double bedroom has two windows to the front of the property, laminate timber flooring, built-in wardrobe units, neutral décor, attractive colour palette, one power point, one radiator, and one centre light piece.



| BEDROOM 3

2.7m x 2.33m (8'8" x 7'6")

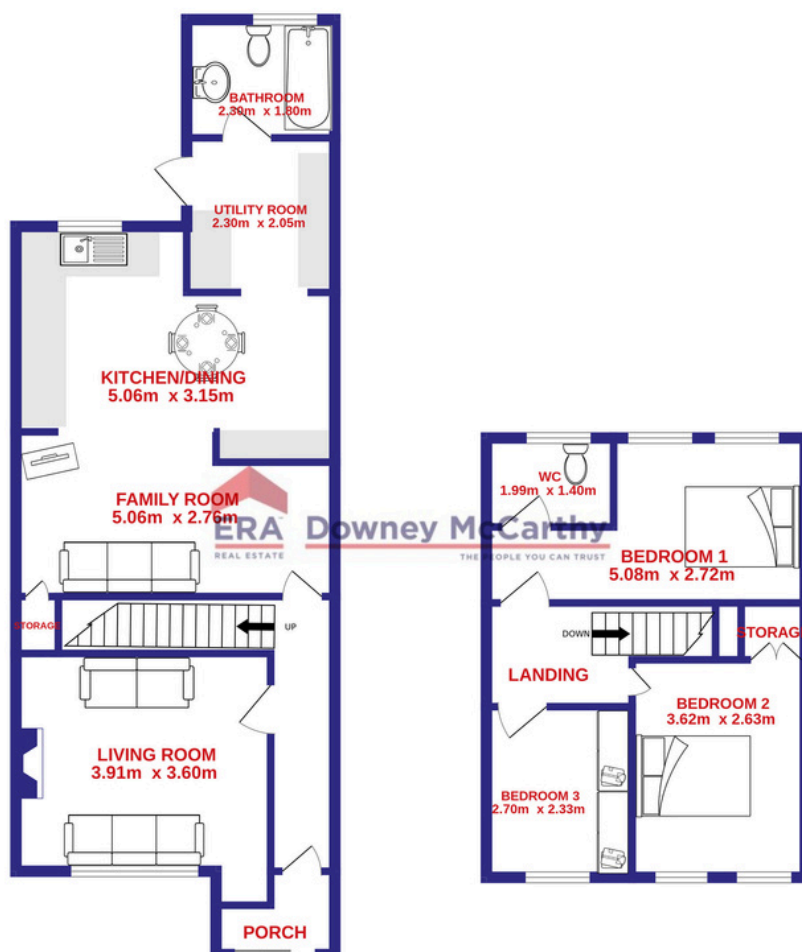
This single bedroom has one window to the front of the property, laminate timber flooring, built-in wardrobe units, neutral décor, one radiator, and one centre light piece.



| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



| DIRECTIONS

Please see Eircode T23 H2D6 for directions.



| ALL ENQUIRIES TO:

Will Lyons MSCSI, MRICS
0876494740
will@eracork.ie



Downey McCarthy
THE PEOPLE YOU CAN TRUST

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