

113 Harbour View Road, Knocknaheeny, Cork



ERA Downey McCarthy are delighted to present to the market this superb, recently renovated three bedroom terraced property on Harbour View Road. The property is presented in great condition and boasts a super high A3 BER rating. It has been recently fully upgraded to include newly installed windows, internal and external wall insulation, new solid fuel stove and an Air to Water System that provides instant hot water and temperature controlled central heating.



AMV: €195,000

BER A3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- A-rated home
- Recently renovated throughout
- Approx. 74.1 Sq. M. / 798 Sq. Ft.
- Built in 1972 originally and completely modernised in 2020
- Air to water heating system
- Three spacious bedrooms upstairs
- Newly repainted throughout
- Modern fitted kitchen
- Modern bathroom which has been newly renovated
- New carpet flooring on the stairs
- South facing rear garden which is fully enclosed
- Off street parking
- Ideal first time buy
- Block built shed with electric power and including washing machine and dryer
- On the 201 and 202 bus routes
- Close to a host of amenities including St. Mary's Health Campus and Apple HQ
- Adjacent to parks, primary and secondary schools, Super Valu supermarket, shops, etc.

| PORCH

0.77m x 1.08m (2'5" x 3'5")

A PVC door with glass panelling allows access to a porch area which has tile flooring. A teak door with glass panelling allows access to the main reception hallway.

| RECEPTION HALLWAY

4.82m x 1.86m (15'8" x 6'1")

The reception hallway features laminate timber flooring, neutral décor, one centre light piece, radiator, alarm control point, fuse board and a smoke alarm.



| LIVING ROOM

3.56m x 3.83m (11'6" x 12'5")

The spacious main living room has one large window to the front of the property, allowing extensive natural light to flow in. The room has laminate timber flooring, centre light piece with ceiling rose, a superb feature fireplace with stove insert and alcoves to either side, large radiator and power points.



| KITCHEN/DINING

3.73m x 3.03m (12'2" x 9'9")

The kitchen/dining area features modern fitted units at eye and floor level with worktop counter and tile splashback. There is one window to the rear, tile flooring, ample power points, radiator, neutral décor, one centre light piece and a PVC door allowing access to the garden. The hot water tank is housed within this room.



| BATHROOM

1.83m x 1.84m (6'0" x 6'0")

Located on the ground floor, the superb and newly renovated main bathroom features a three piece suite including a spacious shower cubicle incorporating a Triton electric shower. The room has a frosted window to the rear, modern floor and wall tiling, radiator, neutral décor and one centre light piece.



| STAIRS AND LANDING

1.81m x 2.43m (5'9" x 7'9")

The stairs and landing has carpet flooring. At the top of the landing there is one centre light piece and solid doors leading to all bedrooms.



| BEDROOM 1

2.92m x 5.03m (9'5" x 16'5")

This spacious double bedroom has one large window to the rear of the property, attractive timber flooring, neutral décor, one centre light piece, large radiator, wardrobe unit for storage and power points.



| **BEDROOM 2**

3.6m x 2.49m (11'8" x 8'1")

This double bedroom has one window to the front of the property, laminate timber flooring, one centre light piece, radiator, built-in storage unit and power points.



| **BEDROOM 3**

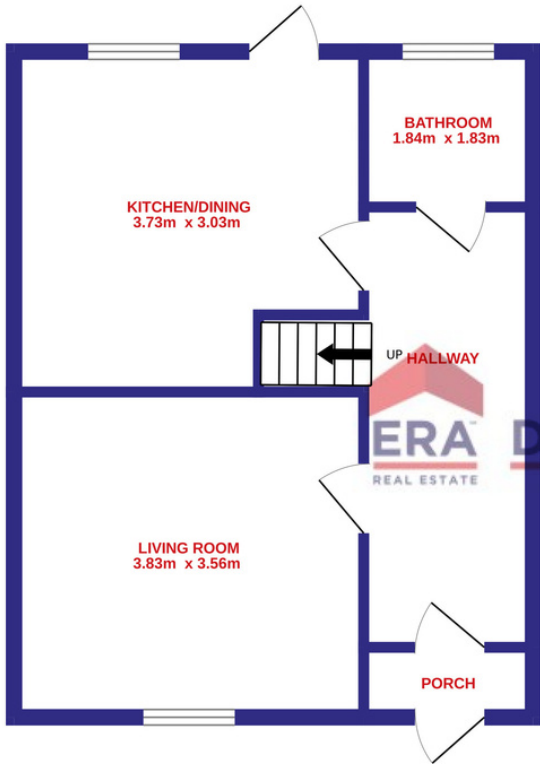
2.67m x 1.08m (8'7" x 3'5")

This single bedroom has one window to the front of the property, laminate timber flooring, one centre light piece, radiator, neutral décor, wardrobe unit and power points.

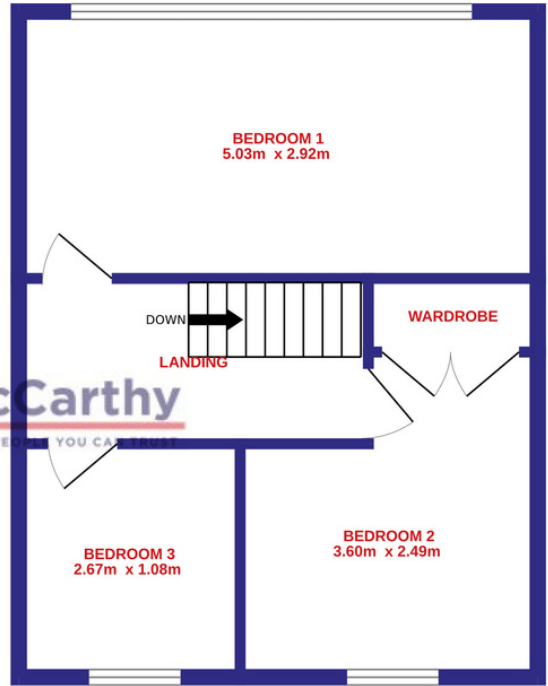


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



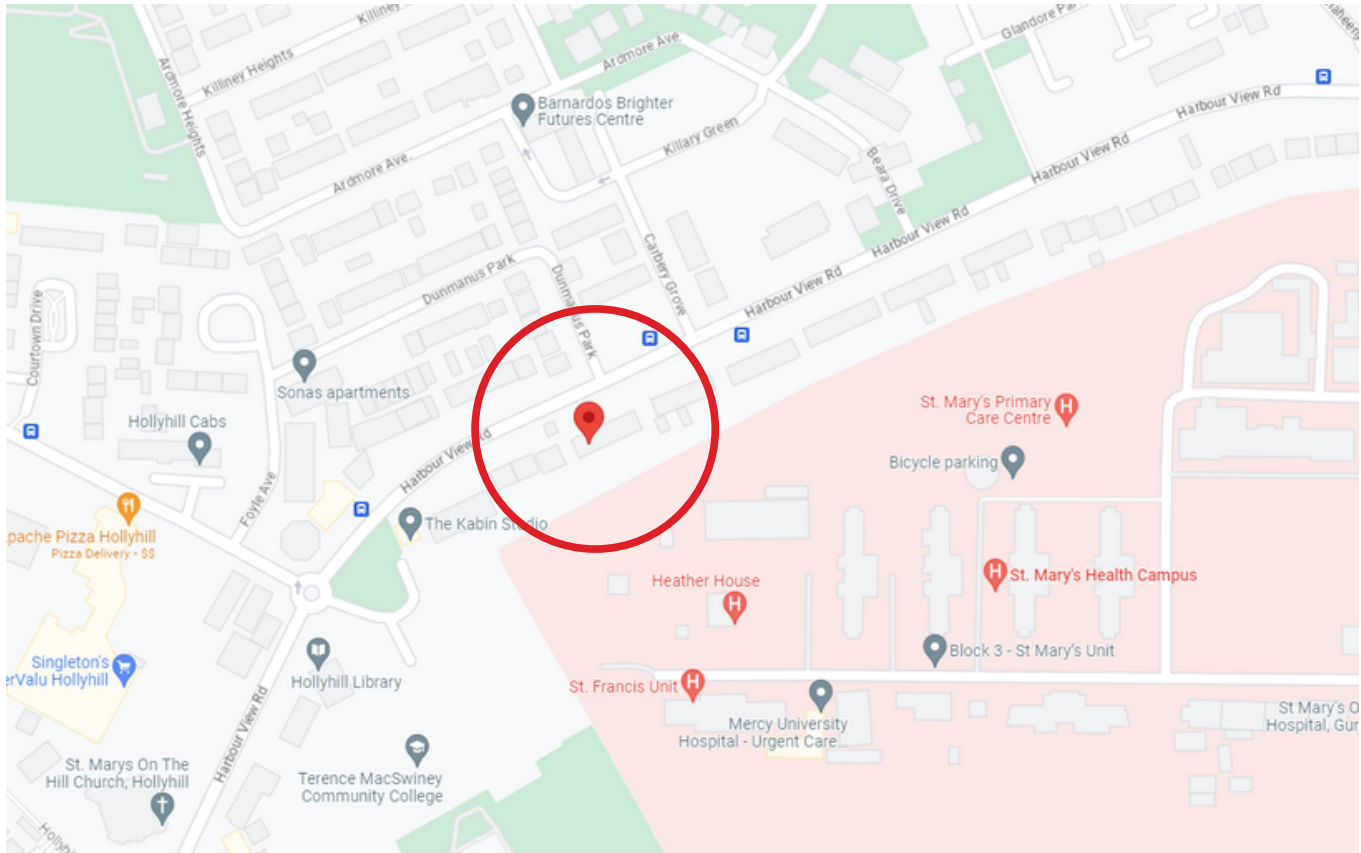
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TOTAL FLOOR AREA : 82.8 sq.m. approx.

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 T23 D2N4 for directions.



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