

47 Laurel Ridge, Shanakiel, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly positioned three bedroom end of terrace property, situated on a sunny south facing site. Whilst in need of some modernisation, the property is ideally located within walking distance of Apple Headquarters in Hollyhill, Sundays Well, UCC and CUH with the western suburbs of Bishopstown, Ballincollig and Blarney also within easy reach.



AMV: €285,000

BER C1

60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Approx. 81 Sq. M. / 872 Sq. Ft.
- Built in 1983
- BER C1
- Fully enclosed rear garden enjoying a sunny south facing aspect
- Gas fired central heating
- Double glazed windows
- Three spacious bedrooms
- Overlooking a green area to the front
- Much sought after residential location with UCC, CUH, & Cork city centre within short driving distance
- Walking distance to Apple Computers HQ
- Close to all local amenities, schools, shops, garage etc.
- On the 202 bus route

| PORCH

0.7m x 1.65m (2'2" x 5'4")

A sliding door allows access to a porch area which has tiled flooring and one centre light piece. A teak door with glass side panelling allows access to the main reception hallway.

| RECEPTION HALLWAY

3.45m x 1.85m (11'3" x 6'0")

The welcoming reception hallway has laminate timber flooring, one radiator, one centre light piece, extensive under stair storage and one power point.



| LIVING ROOM

4.15m x 3.3m (13'6" x 10'8")

A spacious living room has two windows to the front of the property, both including roller blinds, curtain rails and curtains. The room has laminate timber flooring, attractive neutral décor, a fireplace with gas insert, one centre light piece, one large radiator, five power points and two telephone points.



| DINING ROOM

3.5m x 2.7m (11'4" x 8'8")

The dining area has neutral décor, tile flooring, one centre light piece, one radiator and two power points. A sliding door allows access to the south facing rear garden and an open arch allows access to the kitchen.



| KITCHEN

3.5m x 2.4m (11'4" x 7'8")

The kitchen features units at eye and floor level in an L-shape with extensive worktop counter space and a tile splashback. The room has tile flooring, one window to the rear of the property, a stainless steel sink, one centre light piece, one radiator, six power points and the gas boiler is located within this room.



| STAIRS AND LANDING

2.9m x 1.9m (9'5" x 6'2")

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

| BEDROOM 1

3.9m x 3.15m (12'7" x 10'3")

A spacious double bedroom has two windows to the front of the property, both including roller blinds, curtain rails and curtains. The room has laminate timber flooring, attractive neutral décor, built-in units from floor to ceiling, one centre light piece, one radiator and two power points.



| BEDROOM 2

3.05m x 3.3m (10'0" x 10'8")

A spacious double bedroom with one window to the rear of the property, laminate timber flooring and neutral décor. There are built-in units from floor to ceiling, one radiator, one centre light piece and two power points.



| **BEDROOM 3**

2.95m x 2.05m (9'6" x 6'7")

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



| **BATHROOM**

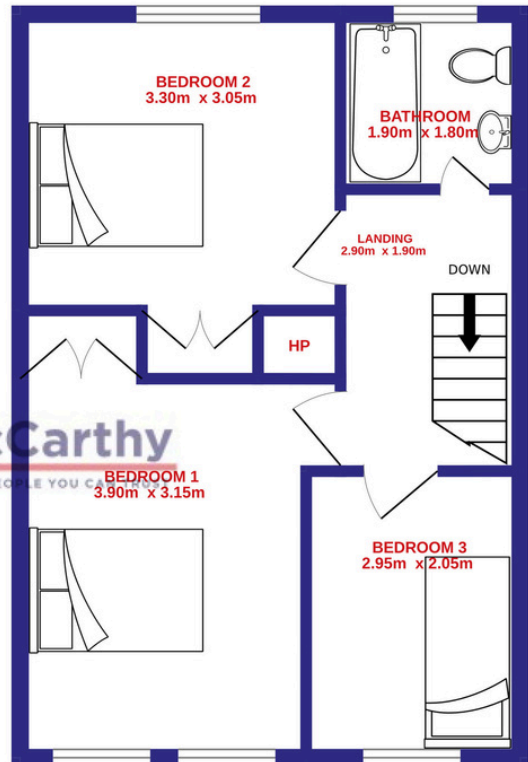
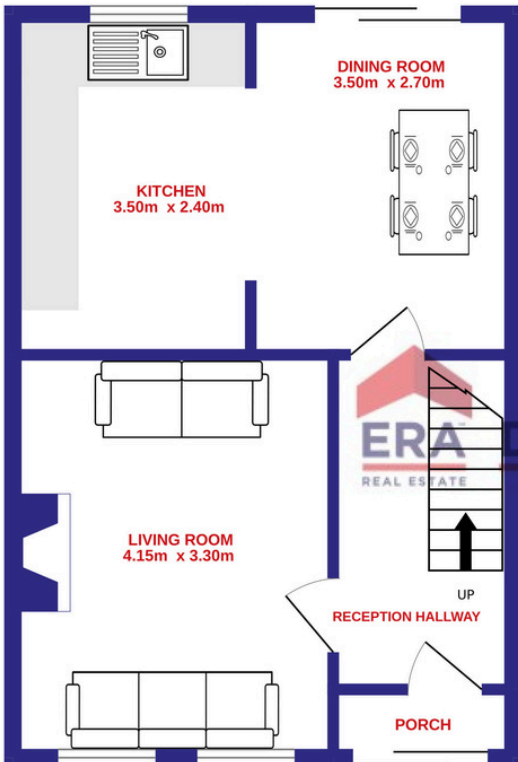
1.8m x 1.9m (5'9" x 6'2")

The bathroom features a four piece suite including a Bristan electric shower fitted over the bath. The room has one window to the rear of the property, floor and wall tiling, one centre light piece and one radiator.

| FLOOR PLAN

GROUND FLOOR

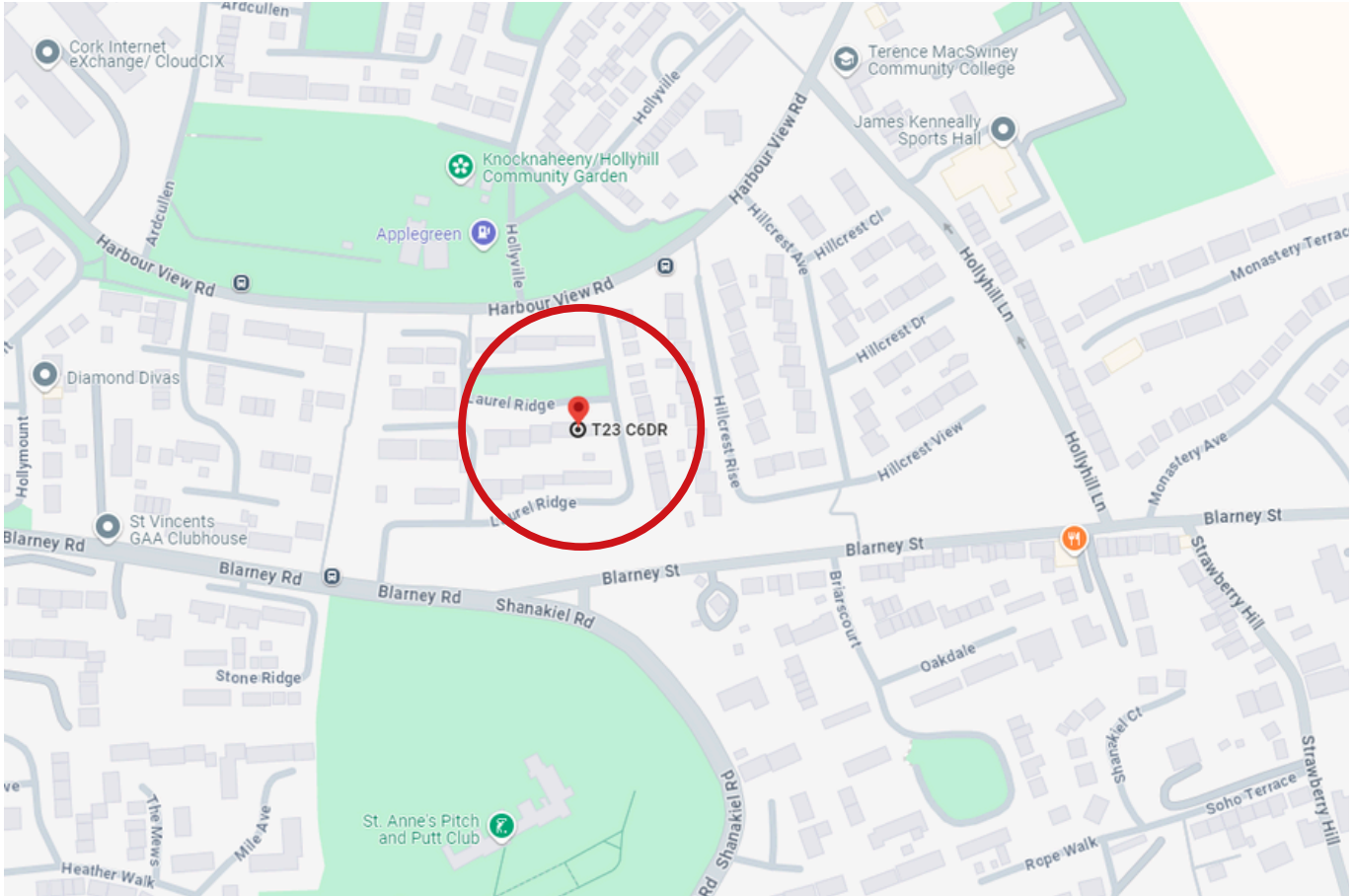
1ST FLOOR



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REAL ESTATE THE PEOPLE YOU CAN TRUST

| DIRECTIONS

Please see Eircode T23 C6DR for directions.



| ALL ENQUIRIES TO:

Garry O'Donnell MIPAV, MMCEPI, TRV

087 7522244

garry@eracork.ie



Downey McCarthy
THE PEOPLE YOU CAN TRUST

Solicitor Details:

Shane Dowling, Direct Law Solicitors, Unit 10, Skerries Point Shopping Centre, Skerries, Dublin

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