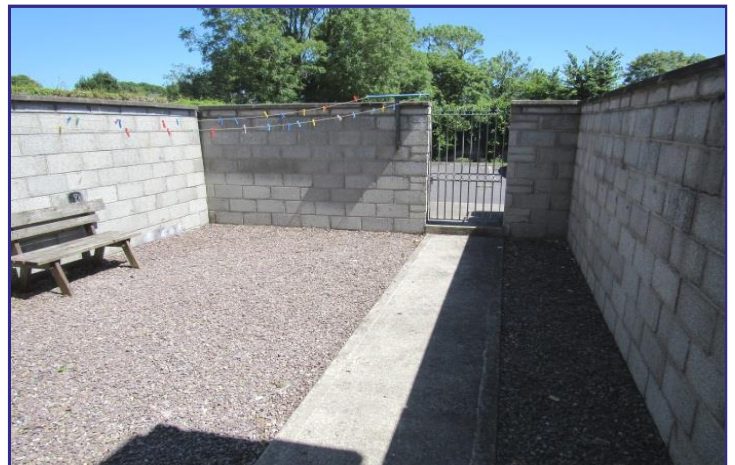


3 Cathedral Court , Cloyne, Cork



Stylishly presented two bedroom mid terraced property with a host of tasteful interior extras.

Accommodation consists of reception hallway, guest toilet, open plan kitchen/dining area, living room, while upstairs has two spacious bedrooms, family bathroom and en suite.



AMV: €135,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 5.9m x 1.5m
- Guest W.C
- Kitchen/Dining 4.77m x 3.35m

A teak door with glass centre and side panelling allows access to the reception hallway.

This bright spacious reception hallway has neutral décor, laminate timber flooring, one centre light piece, one radiator, one smoke alarm, one electric storage heater, two power points, one phone point and a doorway off the hallway allows access to a guest w.c.

Guest toilet features a two piece suite. The area has tiled flooring, tiled splash back, one centre light piece, one extractor fan and one wall mounted shelf.

This large open plan kitchen/dining area has two windows to the front of the property both including Venetian blinds, curtain rails and curtains. The room has an impressive modern fitted kitchen with units fitted at eye and floor level in an L shaped with extensive worktop counter space and tiled splash back. The kitchen has plumbing for a washing machine, dishwasher, space for a cooker and fridge/freezer. The kitchen has an integrated extractor fan, stainless steel sink, tiled flooring, attractive décor, two centre light pieces, extensive dining space, one storage heater and eleven power points.



- Living Room 4.64m x 5.09m

This spacious main living has one window to the rear of the property and a sliding door leading out to the rear garden both including curtain rail and curtains. The room has attractive décor, laminate flooring and impressive open fire place. There is one centre light piece, one radiator, six power points, one tv point and a storage area under the stairs is accessed from this room.



- Stairs and Landing

Stairs and landing has been sanded and varnished to a high quality finish throughout. At the top of the landing there is one centre light piece, access to the attic and one smoke alarm.

- Bedroom 1 4.51m x 5.09m

This spacious double bedroom has two windows to the rear of the property both including roller blinds and curtain rails. The room has solid timber flooring, one centre light piece, one radiator, attractive décor, six power points, one tv point and one phone point. A doorway off the room allows access to an en suite bathroom.



- En Suite

En suite features a three piece suite with a corner shower area. The area has tiling from floor to ceiling, one centre light piece, one wall mounted light piece, one wall mounted shelf and one extractor fan.

- Bedroom 2 3.66m x 2.57m

This large double bedroom has one window to the front of the property which includes roller blinds. The room has attractive décor, one centre light piece, solid timber flooring, one radiator and two power points.



- Bedroom 3 3.66m x 2.13m

A large single room has one window to the front of the property including roller blinds. The room has been tastefully decorated, has one centre light piece, solid timber flooring, one radiator and two power points

- Bathroom 2.58m x 1.51m

Family bathroom features a three piece suite with a mains operated shower over the bath. The room has tiling from floor to ceiling, one centre light piece, one wall mounted heater, one centre light piece, one extractor fan and a hot press which is shelved for storage.

Features

- Approx. 118 sq. m. (1,270 sq. ft.)
- BER??
- Electric storage heating
- Double glazed windows
- Private enclosed rear yard
- Stylish modern décor

Directions

From Ballinacurra proceed out the Cloyne Road. On entering the village proceed to the four cross roads proceed straight through the junction no. 3 Cathedral Court is located on the left hand side with an ERA Downey McCarthy sign displayed.



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The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith.



€135,000

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