



Downey McCarthy

...the people you can trust

69 Friars Walk, Cork City



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this superbly presented, modern two bedroom semi-detached property in the much sought after location of Friars Walk, Cork city centre. The property boasts a host of local amenities and benefits from its great proximity close to University College Cork, Cork city centre, Wilton Shopping Centre, CUH/CUMH and The Lough.



AMV: €225,000

BER B3

60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Approx. 78.5 Sq. M. / 845 Sq. Ft.
- BER B3
- Built in 2014
- Modern stylish décor
- Gas fired central heating
- Double glazed windows
- Superb fitted kitchen
- West facing rear garden
- On-street parking with resident's permit
- Ideal first time buy/investment
- Previously rented at €1,500 p/m

| RECEPTION HALLWAY

3.35m x 1.04m (10'9" x 3'4")

A teak door with attractive double glazed glass panelling allows access to the welcoming reception hallway. The hallway has high quality laminate timber flooring, attractive décor, one centre light piece and one radiator.

| OPEN PLAN

KITCHEN/DINING/LIVING AREA

8.92m x 4.2m (29'2" x 13'7")

A superb, dual aspect open plan room features one large window to the front of the property including a curtain rail and curtains and double doors with integrated blinds allow access to a rear patio area and garden. This area has been immaculately maintained and is beautifully presented with high quality laminate timber flooring and an attractive colour palette.



The living area offers an open fireplace with solid fuel stove, one centre light piece, one radiator, one thermostat control for heating, six power points and two television points.

The kitchen features high quality modern units at eye and floor level in an L-shape and finished in a Prague ivory colour scheme with extensive worktop counter and tiled splash back. The kitchen includes an integrated oven, hob and extractor fan together with plumbing for a washing machine and space for a freezer. There is extensive dining space with the area featuring attractive recessed spot lighting, one radiator and twelve power points. A door from the kitchen/dining area allows access to a downstairs W.C.



| GUEST W.C

2.31m x 1.53m (7'5" x 5'0")

The guest W/c has a two piece suite with attractive tiling. There is one centre light piece, one radiator, one window to the rear of the property and a PVC door with glass panelling allows access to the rear garden.

| STORAGE ROOM

1.9m x 0.9m (6'2" x 2'9")

Located off the living area, this walk-in storage area has laminate timber flooring, one centre light piece and two power points. The room could easily be converted into a utility area.

| STAIRS AND LANDING

The stairs and landing have been fitted with carpet flooring. The landing has one centre light piece, one radiator, one thermostat control for the heating, two power points and a Velux window to the rear of the property allowing extensive natural light flow into the area. A Stira staircase allows access to an attic and there is a hot press area which is shelved for storage.

| BEDROOM 1

2.9m x 4.2m (9'5" x 13'7")

This spacious double bedroom offers luxurious décor with high quality cherrywood laminate timber flooring and an impressive array of Sliderobe fitted units. The room has one window overlooking the rear of the property, one centre light piece, one radiator and six power points.



| BEDROOM 2

2.77m x 4.2m (9'0" x 13'7")

This spacious double bedroom has one large window to the front of the property including a Venetian blind. Other features include high quality cherrywood laminate timber flooring, neutral décor, one centre light piece, one radiator and six power points.



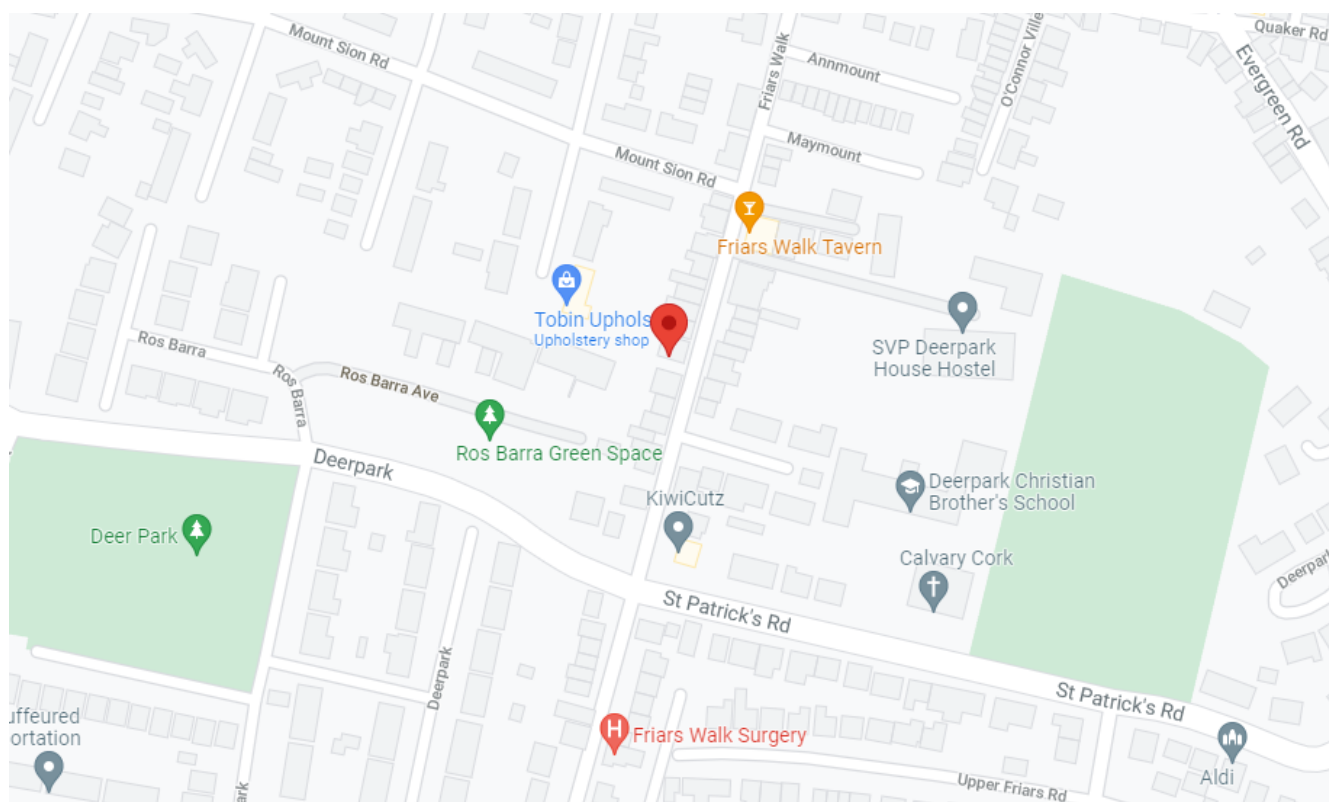
| BATHROOM

2.97m x 2.16m (9'7" x 7'0")

The family bathroom features a four piece suite with a Triton T90sr electric shower fitted over the bath. There is impressive floor and wall tiling with beautiful border tiles. One window overlooks the side of the property and there is one wall-mounted light piece, one centre light piece, one extractor fan and one radiator.

| DIRECTIONS

Please see Eircode T12 AN8R for directions.



| ALL ENQUIRIES TO:

Garry O'Donnell MIPAV, MMCEPI, TRV

087 7522244

garry@eracork.ie



Downey McCarthy
ERA *...the people you can trust*

Disclaimer: 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 and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.