

## 63 St. Colmcille's Road, Gurrabraher, Cork City



ERA Downey McCarthy are very pleased to present this wonderful 3 bedroom property, perched on a fine corner site with a sizable plot to the side and to the rear providing ample room for more than one extension if required. The property is presented in very good condition and it is obvious that this was a well loved and cared for family home.



€195,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 5.53m x 1.77m

A solid teak door allows access into the reception hallway. It is a very bright spacious hallway with an attractive tile floor, the hallway houses the ESB service board in a cabinet with the meter. Other features include an alarm panel, a picture window to the side, radiator, smoke detector, light fitting and a storage press is fitted neatly under the stairs. Glass panel doors leads into the front room and the kitchen/dining. A Solid wooden door leads to the bathroom.



- Living Room 3.91m x 3.96m

A fine big room with one large window overlooking the front of the property, the room has fitted presses, cabinets and shelving all along one wall. The area also has a fireplace with an electric fire insert, radiator, centre light fitting, ceiling rose and carpet flooring. The glass panel door leaves natural daylight into the room. .



- Kitchen/Dining Area 3.91m x 2.89m

A solid fitted kitchen with modern units fitted at both eye and floor level, a stainless steel double drainer sink under the window that overlooks the back garden. Other features include an electric oven, plumbing for a washing machine, radiator, centre light fitting and a tile floor. A glass panel door allows access out to the back garden.



- Bathroom 1.74m x 1.89m

The bathroom has fully tiled walls and floors, a fitted electric shower with a curved/sliding shower door, wash-hand basin, mirror, large window, towel rail, one W.C, one radiator, Dimplex heater and a globe light fitting.

- Stairs and Landing 2.01m x 0.87m

The landing has one centre light fitting, provides access to the attic, has carpet flooring and solid doors lead to all rooms.

- Bedroom 1 5.85m x 3.58m

A very spacious double room with two windows overlooking the front of the property providing great city views. Features include one large radiator, centre light fitting, carpet flooring and a fitted press. The fitted press houses the newly fitted gas boiler which is a modern unit with a timer clock.



- Bedroom 2 3.15m x 3.18m

One large window overlooks the back of the property and another fitted press is in the corner of this room. This bedroom has one radiator, one centre light fitting and carpet flooring.

- Bedroom 3 2.6m x 2.37m

A spacious single room with one window overlooking the back, the room also has one radiator, one centre light fitting and carpet flooring.

## Features

- 860 Sq. Ft. Approx.
- Natural Gas Central Heating
- PVC windows
- Planning permission in place for an extension to the side
- Room for potential extension to the rear subject to planning permission
- Ultra convenient location
- Close to all amenities in Gurrabraher
- Large gardens to the side and rear
- Parking off the street

## Directions

From Cork City go up Cathedral Road and proceed up towards Gurrabraher Church. Turn right onto Gurrabraher Road and continue straight on until you come to the mini roundabout at the end of this road. Turn left here and go uphill and this is Saint Colmcille's Road, no. 63 is on the left hand side with the ERA sign displayed.

## Outside



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