



# Downey McCarthy

*....the people you can trust*

## Hillcrest, Earlwood Estate, Togher Road, Cork



ERA Downey McCarthy are proud to present to the market this fine, well-maintained three bedroom semi-detached property. A host of amenities are within walking distance including schools, Cork University Hospital, University College Cork, shops and bars as well as Cork city centre itself. It is also a stone's throw from one of Cork's most famous landmarks, The Lough.



**AMV: €295,000**



**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

## | FEATURES

- 107.93 Sq. M / 1,162 Sq. Ft
- Built c. 1960's
- BER F
- Oil Fired Central Heating
- Much sought after location
- Close to all amenities including UCC, Wilton, CUH/CUMH, The Bons Secours Hospital and The Lough
- Block built garage
- Large rear garden
- Ample parking
- Room to extend subject to PP

## | RECEPTION HALLWAY

4.76m x 2.42m (15'6" x 7'9")

The hallway is well-lit and has a window allowing for bright, natural light to fill the room. Other features include timber flooring, under stair storage and a glass panel door allows access to the living/dining area and kitchen.

## | GUEST W.C

The guest w.c is located under the stairs and features a two piece suite.

## | LIVING ROOM

3.64m x 4.38m (11'9" x 14'3")

There is one large window to the front of the property, a fireplace, carpet flooring, one centre light fitting, three power point and one wall-mounted radiator.





## | SITTING ROOM

3.62m x 3.63m (11'8" x 11'9")

This bright, spacious room has carpet flooring, one wall-mounted radiator, one centre light fitting, a fireplace and sliding glass doors allow access to a conservatory area.



## | CONSERVATORY/SUNROOM

2.31m x 2.24m (7'5" x 7'3")

This area has tiled flooring, three power points and a door to allow access to the back garden and an additional door also allows for entry to the kitchen.



## | KITCHEN/DINING

3.7m x 3.16m (12'1" x 10'3")

The kitchen has laminate flooring, one wall-mounted radiator, one light fitting, one window overlooking the rear garden and a door allowing access to the conservatory. There is extensive worktop space and tiled splashback.



## | STAIRS AND LANDING

The stairs and landing is fully carpeted throughout. A window to the right allows extensive natural light to flow in and the attic is accessed from this area.

## | BATHROOM

1.6m x 3.09m (5'2" x 10'1")

The main family bathroom is a three piece suited and has one wall mounted radiator, floor and wall tiling, underfloor heating and one window to the rear of the property.

## | BEDROOM 1

3.63m x 3.23m (11'9" x 10'5")

This spacious double bedroom has one window overlooking the rear of the property, one wall-mounted radiator, built-in storage, one centre light fitting and one power point.



## | BEDROOM 2

3.64m x 3.68m (11'9" x 12'0")

This room has carpet flooring, one wall-mounted radiator, one centre light fitting and a window to the front of the property.





## | BEDROOM 3

2.41m x 3.18m (7'9" x 10'4")

One window to the front of the property, built-in storage, carpet flooring, one wall-mounted radiator and two power points.



## | DIRECTIONS

Please see Eircode T12 F5D9 for directions.



## | ALL ENQUIRIES TO:

**Sean McCarthy** BA, DCS, QFA  
**086 8385768**  
**sean@eracork.ie**



**Downey McCarthy**  
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