

44 Cathedral Road, Gurranabraher, Cork



ERA Downey McCarthy are delighted to bring to the market this beautiful three bedroom townhouse situated in a very popular location on Cathedral Road. The property benefits from off street parking and a superb location close to local amenities, Apple HQ Hollyhill, and its proximity to Cork city centre.



AMV: €250,000

BER E2

60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Approx. 70.32 Sq. M. / 757 Sq. Ft.
- Built 1930
- BER E2
- Natural gas fired central heating
- Double glazed windows
- Property was extended to the rear
- Much sought after location
- Close to all amenities including shops and pharmacies etc
- Driveway provides off street parking
- 10 minutes' walk to Cork city centre
- 202 bus stop at your doorstep
- Private garden to the rear

| PORCH

0.83m x 2.07m (2'7" x 6'7")

A sliding glass door allows access into the porch, tile flooring, wall-mounted light fitting, and a solid teak door with centre glass panelling allows access into the main reception hallway.

| RECEPTION HALLWAY

3.36m x 2.04m (11'0" x 6'6")

The hallway has laminate flooring, radiator, centre light fitting, under stair storage, and a picture window to the front of the property.



| LIVING ROOM

6.31m x 2.67m (20'7" x 8'7")

Bright and spacious living room has a large window overlooking the front of the property, allowing in extensive natural light, carpet flooring, two light fittings, feature fireplace with electric insert and a large radiator.



| STUDY/OFFICE

2.97m x 2.05m (9'7" x 6'7")

Currently being used for storage, this versatile room has laminate flooring, radiator, and centre light fitting. A door from here allows access to the kitchen/dining area.



| KITCHEN/DINING ROOM

4.66m x 2.81m (15'2" x 9'2")

The kitchen has solid fitted units at eye and floor level with extensive worktop counter and tile splashback, space for an oven/hob/extractor fan, plumbing for a washing machine. The room has one large window to the rear, plus a Velux window, laminate timber flooring, ample dining space, large radiator, and the gas boiler is also housed here. A door allows access to the rear hall.



| REAR HALL

1.38m x 0.86m (4'5" x 2'8")

The rear hallway has floor and wall tiling, centre light fitting, a door to the rear garden, and a door through to the main bathroom.



| MAIN BATHROOM

1.64m x 1.93m (5'3" x 6'3")

Located on the ground floor, the main family bathroom features a three piece suite including a built-in shower cubicle incorporating a Mira Advance electric shower, floor and wall tiling, a frosted window to the rear, heated towel rail, wall-mounted light fitting, and a centre light fitting.



| STAIRS AND LANDING

0.92m x 2.1m (3'0" x 6'8")

The stairs and landing area are fitted with carpet flooring throughout. At the top of the landing there is an access hatch to the attic.



| **BEDROOM 1**

2.75m x 3.89m (9'0" x 12'7")

This double bedroom has one window overlooking the front of the property, carpet flooring, built-in wardrobe units, centre light fitting, and a radiator.



| **BEDROOM 2**

3.61m x 2.61m (11'8" x 8'5")

This single bedroom has one window to the rear of the property, carpet flooring, centre light fitting, extensive array of built-in wardrobe units, and a radiator.



| **BEDROOM 3**

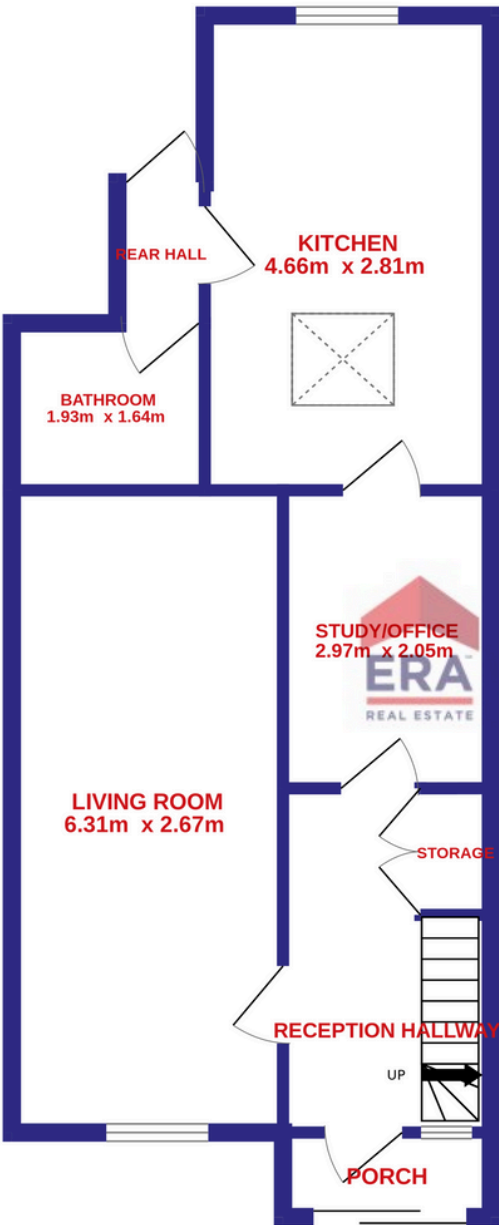
2.57m x 2.11m (8'4" x 6'9")

This bedroom has one window to the rear of the property, carpet flooring, centre light fitting, built-in wardrobe units, and a radiator.

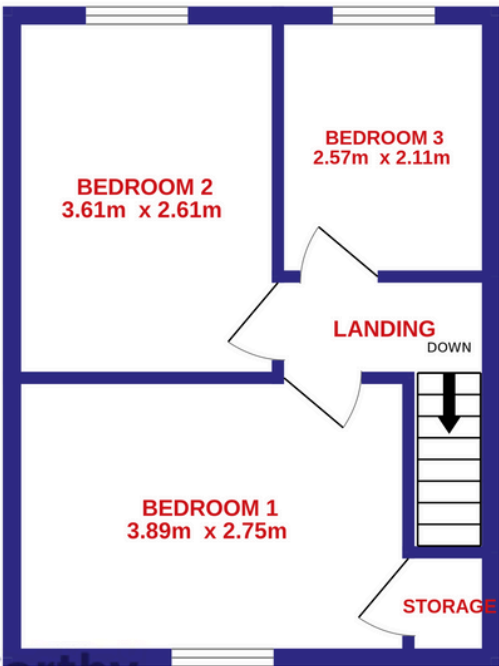


| FLOOR PLAN

GROUND FLOOR

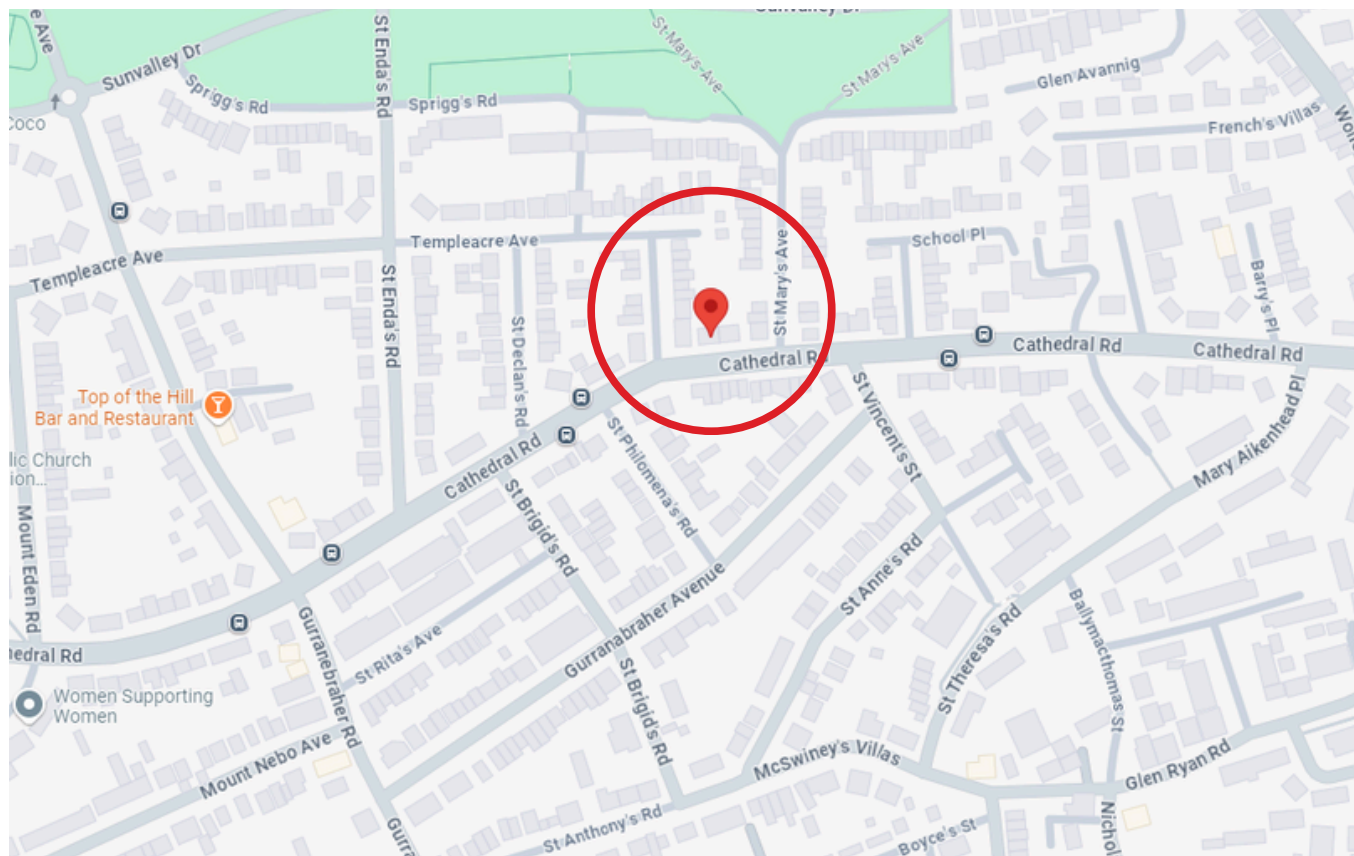


1ST FLOOR



| DIRECTIONS

Please see Eircode T23 VY9F for directions.



| ALL ENQUIRIES TO:



Michael Downey B.Comm, MIPAV, QFA
087 7777117
michael@eracork.ie



Caroline Downey BA, MSc, MIPAV MMCEPI
083 0255433
caroline@eracork.ie



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.