

70 French's Avenue, Cobh, Cork



ERA Downey McCarthy are delighted to present this warm and cosy 2 bedroom townhouse, situated in a very convenient and popular part of Cobh, within a short walk to the town centre. The house is very well presented and comes with a fine extension out the back giving a very spacious Kitchen/Dining Room and a bathroom. There is a fine, bright living room to the front and two double bedrooms upstairs.



€125,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway
- Living Room 3.62m x 5.83m

A PVC panel door with a glass panel overhead allows access into the hallway. The ESB service board and meter is positioned here, wooden floor. A glass panel door leads into the living room.

The living room has very attractive décor and a feature centre light piece with a ceiling rose, coving and there is a second light fitting towards the front of the property. One large window overlooks the front fitted with Venetian blinds, curtains and curtain pole. The room has a laminate timber floor and a feature fireplace fitted with a stove.



- Kitchen/Dining Area 3.84m x 4.95m

A large single storey extension to the rear houses the kitchen. The kitchen has fully fitted units at eye and floor level with a fitted sink, space for electric cooker, fridge freezer and a washing machine. The dining area has space for a dining table and two windows overlook the back of the property. The dining area also has built-in presses, cupboards and space for a freezer or drier. A door leads out to the bathroom and a glass panel door leads out to the back garden.



- Bathroom 1.76m x 2.42m

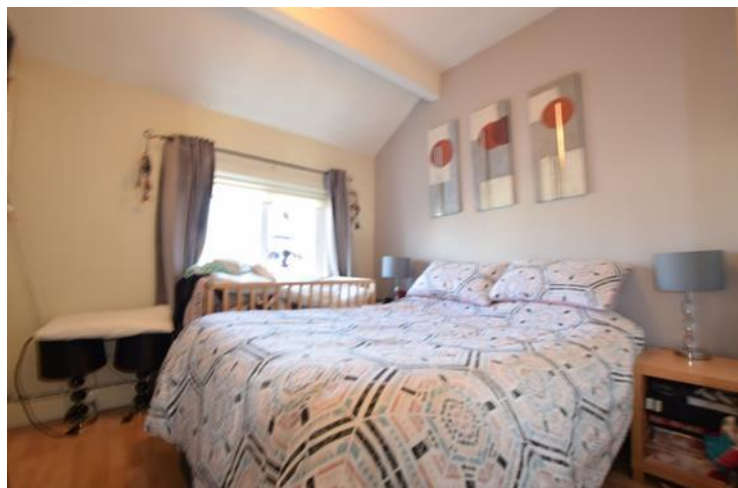
The bathroom has a fitted shower cubicle with an electric shower, fully tiled walls and floors, space for a washer/drier, radiator, one W.C, one wash hand basin, one centre light fitting and one window overlooking the rear garden.

- Stairs and Landing

The property has an attractive solid wooden staircase leading up to the first floor. The staircase has some storage space underneath. The landing has an access hatch to the attic and one centre light piece.

- Bedroom 1 2.99m x 2.76m

A double bedroom with one window overlooking the back. The room has one light fitting, laminate wooden floor, one radiator, one centre light fitting and a storage press that houses the gas boiler.



- Bedroom 2 2.77m x 3.59m

A double bedroom with two windows overlooking the front both with fitted blinds, curtains and curtain pole. The room has a laminate wooden floor and one centre light fitting.



Features

- 721 Sq. Ft. Approx.
- Natural Gas Central heating
- Convenient Location
- Plenty of parking on the street
- Close to Cobh Ramblers Football Ground
- Walking distance to town
- All amenities on your doorstep
- Schools, shops, pubs, hospital etc.

Directions

Please see Eircode P24 XD91 for directions.



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