



# Downey McCarthy

*...the people you can trust*

## 33 Charles Daly Road, Togher, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this most attractive and spacious three bedroom end of terrace property situated in a quiet cul de sac on Charles Daly Road, Togher. This lovely home has been extended to the front and to the rear providing much more living and kitchen/dining space than your average home. It comes to the market having been very well maintained and presented in turn key condition. No. 33 benefits from its great location close to schools, shops and supermarkets, The Lough and CUH as well as being within walking distance of Cork city centre.



**AMV: €295,000**

**BER D2**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 95.98 Sq. M / 1,033 Sq. Ft
- Built in the 1960's approx.
- BER D2
- Gas Fired Central Heating
- Three bedrooms upstairs
- Well maintained with attractive décor throughout
- Superb open plan kitchen/dining space
- Off street parking
- Fully enclosed rear garden
- Fine corner plot
- Fully alarmed
- Block built shed to the rear with electricity
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- The shed is ideal for storage or use as a laundry/utility room
- Fully floored attic
- Great location close to schools, shops, supermarkets, The Lough and CUH
- Easy access to the N40 South Link Road network
- Within walking distance of Cork city centre
- On the 203 bus route

## | PORCH

1.01m x 1.69m (3'3" x 6'5")

A front door with glass panelling allows access into the porch. The porch has tiled flooring, timber panelled walls, one centre light piece and a timber door with glass centre panelling allows access to the reception hallway.

## | RECEPTION HALLWAY

4.21m x 1.94m (13'8" x 6'3")

The welcoming reception hallway has tiled flooring, neutral décor, one centre light piece, one radiator and a large storage space under the stairs. Timber doors allow access to all rooms.

## | LIVING ROOM

5.77m x 3.35m (18'9" x 10'9")

The living room has one large window with curtains, curtain rail and blind which overlooks the front of the property and allows natural light to flood the room. The room has carpet flooring, attractive décor, a fantastic feature fireplace with timber surround and cast iron hearth, one large radiator, power points throughout and one centre light piece.



## | OPEN PLAN KITCHEN/DINING

5.92m x 5.19m (19'4" x 17'0")

This superb open plan kitchen/dining area has two Velux windows in the ceiling, one window overlooking the rear and double doors allowing access to the garden which offers extensive natural light throughout. The dining area has laminate timber flooring, neutral décor, one centre light piece, two radiators, display cabinets, one television point and an open archway allowing access to the kitchen. The kitchen area has tiled flooring, beautiful modern fitted units at eye and floor level with extensive worktop counter and tiled splashback, space for an oven, hob, extractor fan, a stainless steel sink, and a display cabinet.



## | MAIN BATHROOM

2.4m x 1.78m (7'8" x 5'8")

The main bathroom features a four piece suite including a shower fitted over the bath, floor and wall tiling, one frosted window to the side of the property, a wall mounted shelf, attractive décor and one radiator.



## | STAIRS AND LANDING

3.12m x 2.48m (10'2" x 8'1")

The stairs and landing is fitted with carpet flooring and has one centre light piece, an access hatch to the attic and solid timber doors to all rooms.

## | BEDROOM 1

3.12m x 4.19m (10'2" x 13'7")

This spacious double bedroom has two windows overlooking the front of the property, laminate timber flooring, one radiator, built-in wardrobe units, a storage press (which could be converted to a stairwell for access to the attic SPP) and one centre light piece.



## | BEDROOM 2

3.4m x 2.72m (11'1" x 8'9")

This fine sized double bedroom has one window overlooking the rear of the property, laminate timber flooring, one centre light piece, one radiator and built-in units for storage.



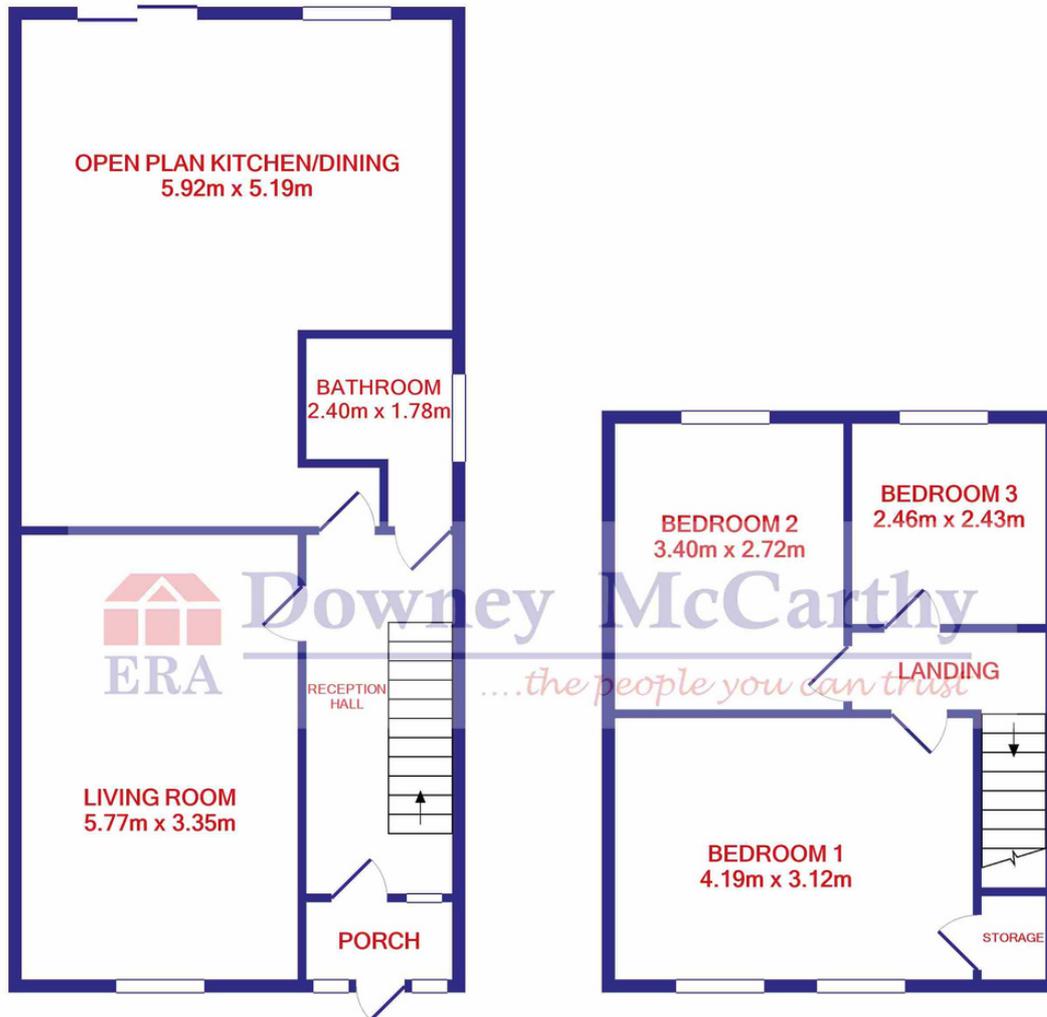
## | BEDROOM 3

2.43m x 2.46m (7'9" x 8'0")

This single bedroom has one window overlooking the rear of the property, laminate timber flooring, one radiator, a built-in wardrobe units, neutral décor and power points.



## | FLOOR PLAN



GROUND FLOOR

1ST FLOOR

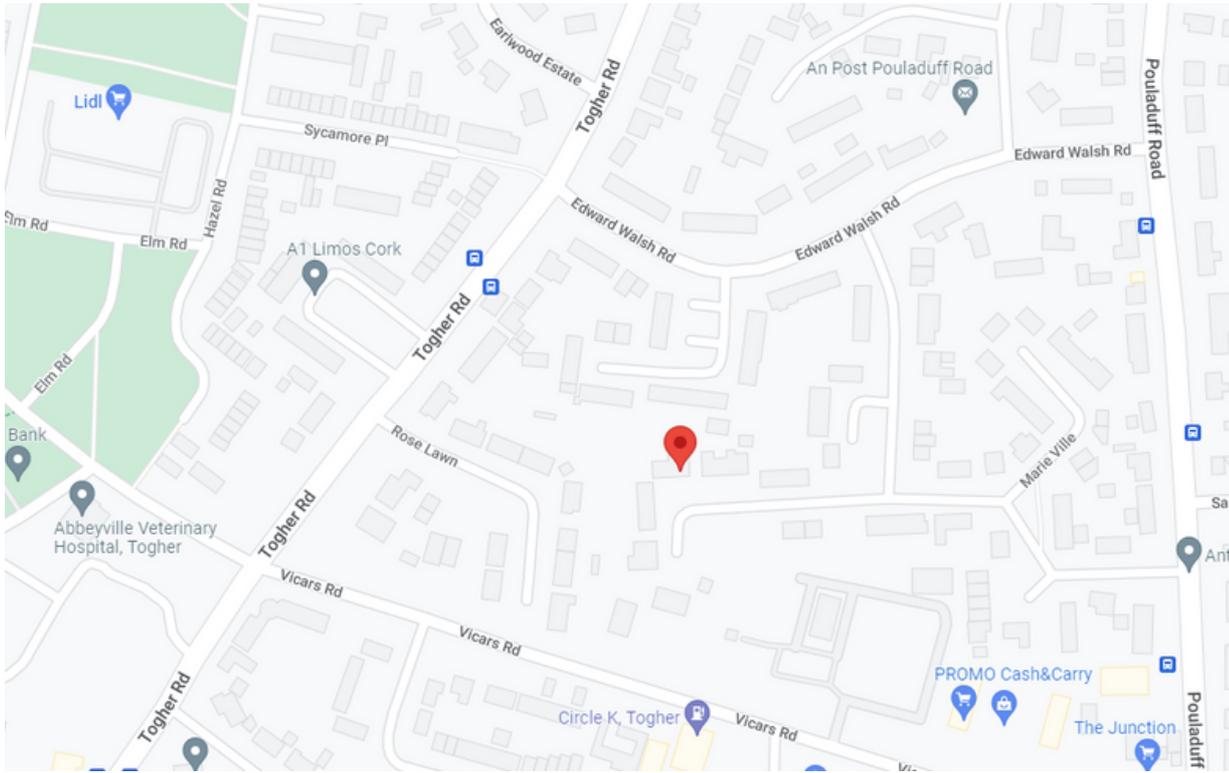
TOTAL APPROX. FLOOR AREA 96.0 SQ.M. (1033 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## | DIRECTIONS

Please see Eircode T12 HE6P for directions.



## | ALL ENQUIRIES TO:

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Solicitor details:

Marcella Power, Fiona Twomey & Co. Solicitors, Little Island, Co. Cork

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