

4 Greenmount Place, Cork City, Cork



ERA Downey McCarthy are delighted to present this superb two bedroom townhouse that was extensively renovated in recent years and now comes to the market in mint condition. Ideally located just off Bandon Road and within 5-10 minutes walk of UCC, The Bons Secours Hospital and the city centre this property is perfect for a first time buyer or a parent looking to accommodate their children close to town or college.



AMV:: €225,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 2.27m x 2.19m

A full glass panel door allows access into the reception hallway. It is a square shaped hallway with a large picture window allowing natural daylight into the stairwell. Features include an alarm panel, radiator, one centre light fitting, coat rack and a beautifully finished tile floor. The hallway has a large glass panel door that allowing access into the kitchen/dining and a solid wood door allows access into the main bathroom.

- Kitchen/Dining/Living Room 5.81m x 4.51m

A super open plan Kitchen/dining and living room captures the essence of this property, bright, modern and luxurious. A very well-appointed kitchen with fitted units at eye and floor level with an extensive granite worktop with tile splash back, the kitchen has all integrated appliances including oven, hob, extractor fan, fridge freezer, dishwasher and stainless steel sink. The room has a beautifully finished polished tile floor.

This room was extended to the rear to provide a most spacious living area with patio doors allowing access out to the rear garden. There is a recessed space in the side wall for the television, three light fittings, two large radiators and a handy storage area is located under the stairs.



- Main Bathroom 2.16m x 2.21m

A very impressive bathroom with a tiled shower cubicle with a full glass door and a power shower off the mains. Features include a extractor fan, globe light fitting, one radiator, well-fitted vanity unit with mirror insert and designer sink. The bathroom also has a fully tiled floor and a large frosted window that overlooks the front, fitted with a roller blind.
- Stairs and landing 2.0m x 0.93m

The stairs are fully carpeted and leads up to the first floor landing. The landing has two power points, one light fitting, carpet flooring and solid doors lead into both rooms.
- Bedroom 1 3.45m x 4.5m

The main bedroom has beautifully fitted wardrobes with sliding doors, hanging rails and shelving. The room has one large window overlooking the front of the property with a fitted roller blind, very attractive décor and a neatly fitted Ideal Logic gas boiler is situated in a press over the stairs. Other features include laminate wooden floor and one radiator.



- Bedroom 2 4.5m x 2.69m

Another spacious double bedroom that has two windows overlooking the back of the property. This room also has a fitted wardrobe with sliding doors and impressive decor and a laminate wooden floor.



Features

- 65 Sq. M / 700 Sq. Ft. approx.
- Original house built in 1950
- Substantially renovated in 2012/2013
- Much sought-after location close to UCC
- New PVC windows
- External insulation
- 2 spacious double bedrooms
- Spacious rear garden
- Off-street parking for two vehicles

Directions

Please see Eircode T12 W6TV for directions.

Outside



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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.



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