

9 Lower Janemount, Sundays Well, Cork City



Michael Downey of ERA Downey McCarthy auctioneers is delighted to launch to the market to this beautifully presented three bedroom detached property positioned in the much sought after location of Sundays Well. The property benefits from its close proximity to all local amenities and is an easy 10 minute stroll to Cork city centre.



€295,000

PSRA Licence No. 002584

Accommodation

- Hallway 7.74m x 1.7m

The hallway has high ceilings with a feature arc. It is an old fashioned style wide hallway with stairs leading up to the first floor from here. There is some storage underneath the stairs in two sections. The first section has a tall door and the area is partly shelved underneath the stairs. The second section has a small press area neatly positioned under the stairs.

Features of the hallway include one radiator, one light fitting, the ESB service board and meter is housed here. The hallway has an attractive wooden floor, two power points and two centre light fittings.

- Lounge/Dining Area 7.45m x 3.81m

A most impressive open plan room with two windows leaving in plenty of natural light to this ideal family living space. In one section we have a living area that has a marble fireplace with an open fire. This section has its own window with blinds, curtain rail and curtains a radiator and a light fitting.

The second section is laid out as a dining area with a brick fireplace that also has an open fire. This room has another window, radiator, centre light fitting and a solid walnut varnished wooden floor throughout, two ceiling roses and a thermostat control for the heating.



- Kitchen/Dining Area 5.45m x 4.0m

A very well appointed kitchen with fitted modern units at eye and floor level with a Belfast style sink. Other features include an integrated dishwasher, oven, hob, extractor fan and fridge freezer. The area has a tile splash back, two velux windows allowing in some natural daylight, newly fitted gas boiler, thermostat control for the heating and pine double French doors lead out to the side and to the rear of the property.

The kitchen/dining has an attractive tile floor, one radiator, light fittings, access to the downstairs toilet and utility room.



- Guest W.C

One W.C, wash hand basin, globe light fitting and tile floor.

- Utility Area

The utility area is plumbed for a washing machine and has space for storage.

- Main Bathroom 3.08m x 2.73m

Stairs lead up to the annex on the first floor return, this leads into the main bathroom and hotpress area.

The main bathroom has a bath and a separate shower cubicle with a fitted Mira Sport electric shower. Other features include one W.C, one wash hand basin, one radiator, velux window for natural daylight, one globe light fitting and extractor fan. The room has fully tiled walls and floors and the hot press has some fitted shelving and an internal water tank.



- First Floor Landing 4.04m x 2.19m

A velux window in the ceiling allows in natural daylight, the area has one radiator, carpet flooring and one light fitting and an access hatch for the attic. Solid doors lead to all rooms.

- Bedroom 1 4.56m x 2.97m

A spacious double room with two windows, high ceilings, radiator, centre light fitting and carpet flooring.



- Bedroom 2 3.68m x 2.72m

Another double bedroom this time with one window, one light fitting, one radiator and carpet flooring. The room has ample space for a wardrobe and chest of drawers.

- Bedroom 3 3.3m x 2.15m

A small double bedroom with one window overlooking the front of the property. The room has one centre light fitting, radiator and carpet flooring.

Features

- Approx. 1,200 sq. ft.
- natural Gas Fired central heating
- High Ceilings throughout
- Much sought-after city centre location close to all amenities
- Ideal first time buy/investment
- PVC Double glazed windows
- Spacious living areas and bedrooms

Directions

Proceed up the North Mall from the City Centre and go right up towards Sundays Well church. Just after the church there is a small road to the right hand side which brings you to Janemount. Proceed up that road to the top of the hill and turn to the right, no. 9 is located to the left hand side with the agents sign displayed.



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You should note that it is our intention to offer financial services to prospective purchasers.



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