

## 1 Greenmount Crescent, The Lough, Cork City



ERA Downey McCarthy are very pleased to present this 3 bedroom semi detached house, conveniently located close to UCC and The Lough. No.1 offers a super opportunity to create a lovely family home within easy walking distance of all amenities or it could prove to be a fantastic investment property with the proximity to the college and city centre being the dominant factor.



AMV: €195,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 2.32m x 2.18m

A spacious hallway with timber flooring, one radiator with radiator cover and one centre light fitting.

- Living Room 4.89m x 2.24m

This room features one window over looking the front of the property with blind, curtain rail and curtain . There is a fireplace, timber flooring, ample power points and one centre light fitting.



- Kitchen/Dining 7.0m x 2.53m

The kitchen/dining area features fitted units at eye and floor level with a tile splash back. The area has tile flooring in the kitchen, timber flooring in the dining area and two light fittings. One large window allows extensive natural light into the area. Included in the kitchen is a double oven, hob, extractor fan, washing machine and dishwasher. There is a large radiator, ample power points and a telephone point within the room.



- Main Bathroom 3.0m x 1.72m

This bathroom has a two piece suite and a large shower cubicle and comes fully tiled throughout. There is one centre light fitting and one frosted window overlooking the rear garden.

- Rear Hallway 1.1m x 1.07m

The rear hallway allows access out to the rear garden.



- Stairs and landing 3.63m x 2.75m

Stairs and landing has been fitted with carpet flooring and has one centre light fitting. The landing has one window overlooking the side of the property which floods the area with natural daylight.

- Bedroom 1 2.63m x 3.46m

A double bedroom with one window overlooking the front of the property. Features include timber flooring, built-in wardrobes, one centre light fitting and timber flooring.



- Bedroom 2 3.03m x 1.97m

A good spacious bedroom with built-in wardrobes, one window overlooking the rear of the property, ample power points and timber flooring.



- Bedroom 3 2.02m x 2.42m

A spacious single bedroom. There is one window overlooking the rear, ample power points, timber flooring and one centre light fitting.

## Features

- 70 Sq. M / 753 Sq .Ft
- BER G
- Built in the 1950's approx.
- Oil Fired Central Heating
- Good location
- Spacious rear garden

- Blank canvas in terms of décor
- Walking distance to UCC and the city centre
- On street parking
- Residents permit available from Cork City Council

## Directions

Please see Eircode T12 X78N for directions.

## Outside



Viewing:  
BER: G



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