



# Downey McCarthy

THE PEOPLE YOU CAN TRUST

## 7 Croaghtamore Square, Glasheen, Cork



ERA Downey McCarthy are delighted to offer to the market this conveniently located, three bedroom end terrace townhouse which is in close proximity to University College Cork, Cork city centre, The Lough and CUH. The property is also a stones' throw from a host of essential and recreational amenities including bars, restaurants, schools, shops and more. Viewing highly recommended.



**AMV: €275,000**



**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

## | FEATURES

- Approx. 66.85 Sq. M. / 720 Sq. Ft.
- Large front garden
- BER G
- Gas fired central heating
- Double glazed PVC windows
- Three bedrooms
- Extension to the rear of the property
- Rear yard area with block built shed
- Close proximity to University College Cork, Cork city centre, The Lough, and CUH
- Close to a host of local amenities
- Ideal first time buy/investment opportunity

## | RECEPTION HALLWAY

5.43m x 0.89m (17'8" x 2'9")

The main reception hallway has one centre light piece, plaster cornicing, one wall-mounted radiator and laminate timber flooring.

## | LIVING ROOM

3.71m x 2.2m (12'1" x 7'2")

The living room has one centre light piece, one window overlooking the front of the property, one wall-mounted radiator, power points and laminate timber flooring.



## | BEDROOM 3

3.65m x 1.96m (11'9" x 6'4")

Located on the ground floor, Bedroom 3 has one centre light piece, one window overlooking the front of the property, one built-in wardrobe, carpet flooring and one radiator.



## | KITCHEN/DINING

3.52m x 4.78m (11'5" x 15'6")

The extended kitchen/dining area has one fluorescent ceiling light, one fitted light piece with three spot lights, one large window overlooking the back yard and a door allowing access to same. The kitchen has fitted units at eye and floor level, ample power points, an open fireplace with cast iron stove, one radiator, vinyl floor covering and a hot press is located within this room.



## | SHOWER ROOM

1.65m x 1.89m (5'4" x 6'2")

The shower room features a three piece suite including a shower cubicle, one centre light piece, one window to the side of the property, fully tiled floor and walls and one wall-mounted light piece.



## | STAIRS AND LANDING

The stairs allows access to a dormer extension and two additional bedrooms on the first floor. The landing has one centre light piece and carpet flooring.

**Disclaimer:** 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 and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.

## | BEDROOM 1

3.87m x 3.17m (12'6" x 10'4")

This double bedroom has one centre light piece, one dormer window overlooking the front of the property, carpet flooring and one radiator.



## | BEDROOM 2

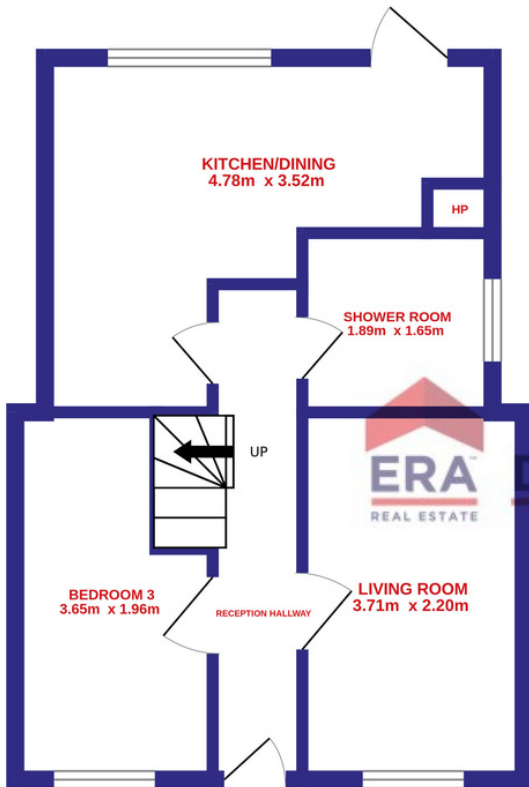
3.8m x 2.03m (12'4" x 6'6")

This single bedroom has one centre light piece, one dormer window overlooking the front of the property, one built-in wardrobe, carpet flooring and one radiator.

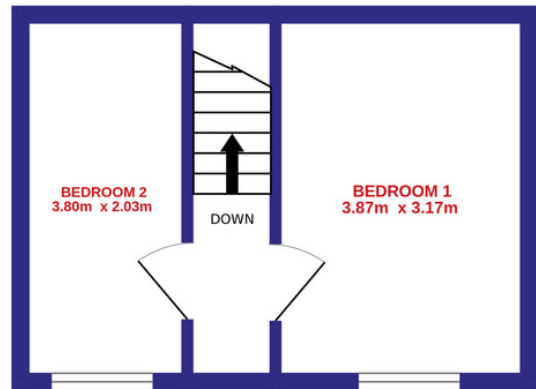


# | FLOOR PLAN

GROUND FLOOR



1ST FLOOR



**ERA**  
REAL ESTATE

**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

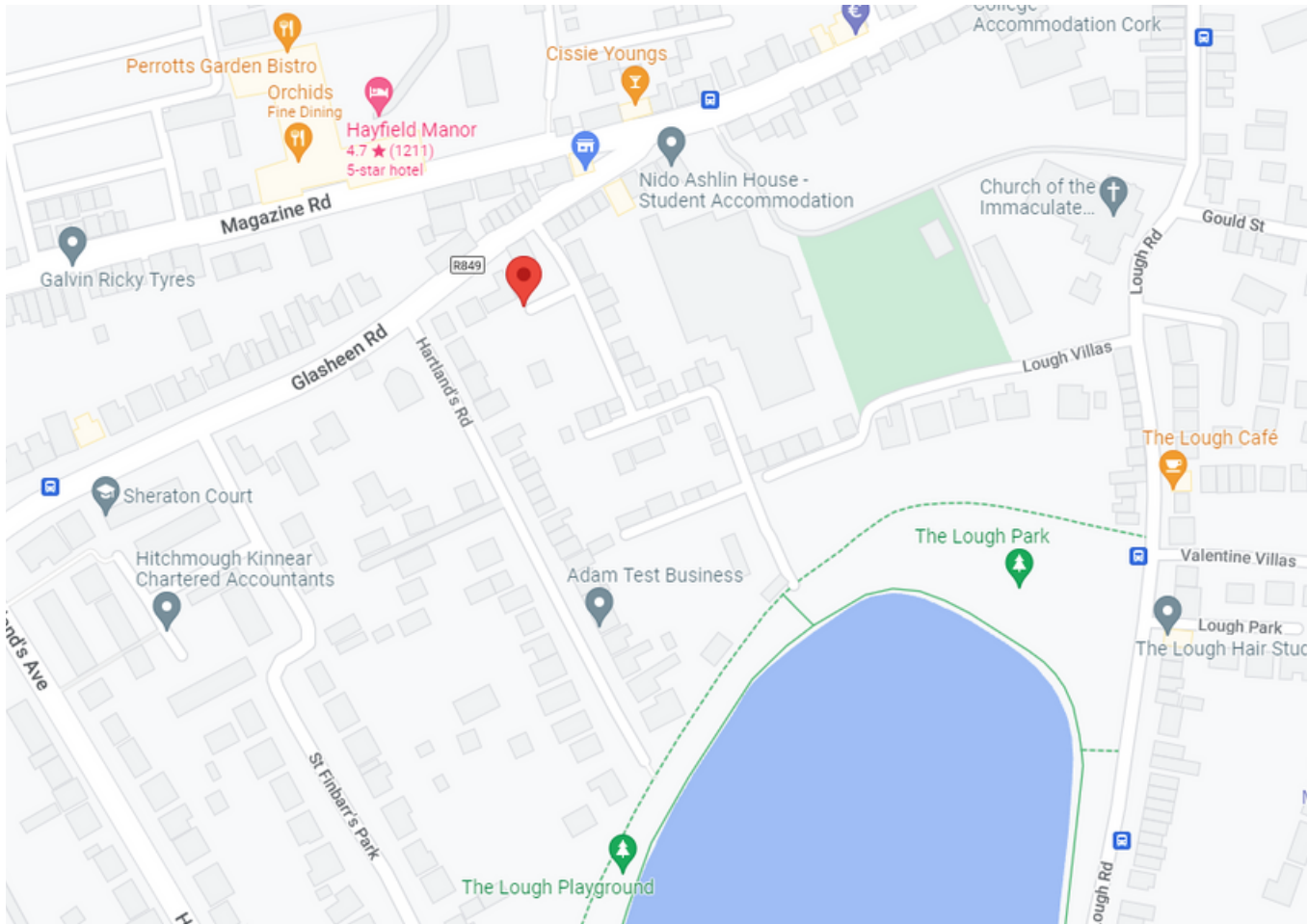
TOTAL FLOOR AREA : 66.8 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 HD6F for directions.



## | ALL ENQUIRIES TO:

**Sean McCarthy**  
**086 8385768**  
**sean@eracork.ie**



### Solicitor Details:

Sean Murphy, Sean Murphy & Co. Solicitors, 1 South Bank, Crosses Green, Cork

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