

55 Seanabothair, Killeens, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this immaculately presented, three bedroom terraced property located within a quiet cul-de-sac in Killeens, Cork. This turnkey property is most convenient to Cork city centre, Blarney, Apple Headquarters, Blackpool Shopping Centre, local schools, the N20 road network and local bus routes.



AMV: €275,000

BER B3

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 93.08 Sq. M / 1,002 Sq. Ft.
- Built in 2003/04
- BER B3
- Superbly presented home in turnkey condition
- Three bedrooms
- Converted attic
- Enclosed South West facing rear garden with beautiful patio area
- Mature residential estate
- Easy access to the N20 road network
- 5 minutes' drive to Blarney or Blackpool
- 10 minutes' drive to Cork city centre
- Ideal family home

| RECEPTION HALLWAY

4.94m x 1.67m (16'2" x 5'4")

A solid teak door with centre glass panelling allows access to the bright and welcoming reception hallway. The hallway features attractive neutral décor, high quality timber flooring, one centre light piece, a fuse board, radiator behind a beautiful radiator cover and under stair storage.

| KITCHEN/DINING

6m x 2.37m (19'6" x 7'7")

A superb and spacious kitchen/dining area has one window to the front of the property, radiator, two light pieces, ample power points and tile flooring throughout. The kitchen features modern fitted units at eye and floor level with extensive worktop counter and tiled splashback, stainless steel sink, fitted oven/hob/extractor fan, plumbing for a washing machine, integrated fridge freezer and plenty of storage space.



| LIVING ROOM

3.92m x 4.06m (12'8" x 13'3")

This beautiful main living room has glass double doors allowing access to the superb rear patio area. The room features attractive neutral décor, fitted units, a feature fireplace with electric insert, centre light piece, a television point and power points.



| FIRST FLOOR STAIRS AND LANDING

3.63m x 1.92m (11'9" x 6'2")

The stairs and landing features carpet flooring throughout. The landing area has attractive neutral décor and access to the hot press.

| BEDROOM 1

3.18m x 4m (10'4" x 13'1")

This spacious double bedroom features attractive neutral décor, one large window to the rear of the property, centre light piece, radiator, built-in wardrobe units, timber flooring and power points. A door allows access to the ensuite bathroom.



| ENSUITE

1.92m x 1.37m (6'2" x 4'4")

The ensuite bathroom features a three piece suite including a walk-in shower cubicle incorporating a Triton electric shower, modern floor and wall tiling, one centre light piece, attractive décor.



| BEDROOM 2

3.9m x 2.05m (12'7" x 6'7")

This double bedroom has one window to the front of the property, centre light piece, radiator, built-in wardrobe units, timber flooring and power points.



| BEDROOM 3

2.32m x 1.92m (7'6" x 6'2")

This bedroom features neutral décor, one window to the front of the property, centre light piece, radiator, timber flooring and power points.



| BATHROOM

1.7m x 2.01m (5'5" x 6'5")

A superbly appointed main bathroom features a four piece suite including an electric shower fitted over the bath. The room has modern floor and wall tiling and one centre light piece.



| SECOND FLOOR STAIRS AND LANDING

4.26m x 0.89m (13'9" x 2'9")

The stairs to the converted attic features carpet flooring. At the top of the landing there is one Velux window.

| ATTIC ROOM

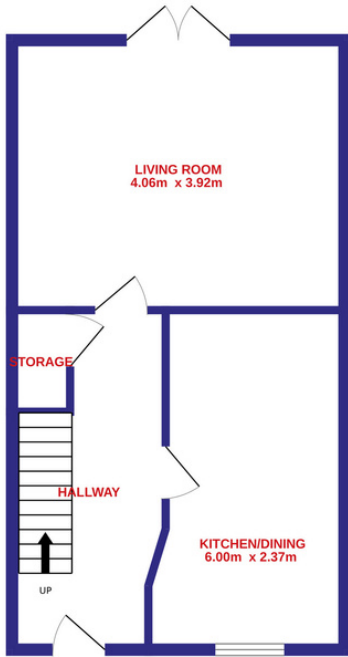
4.25m x 2.99m (13'9" x 9'8")

This spacious and bright converted attic room features one Velux window, one centre light piece, power points, access to the eaves of the attic and high quality timber flooring.

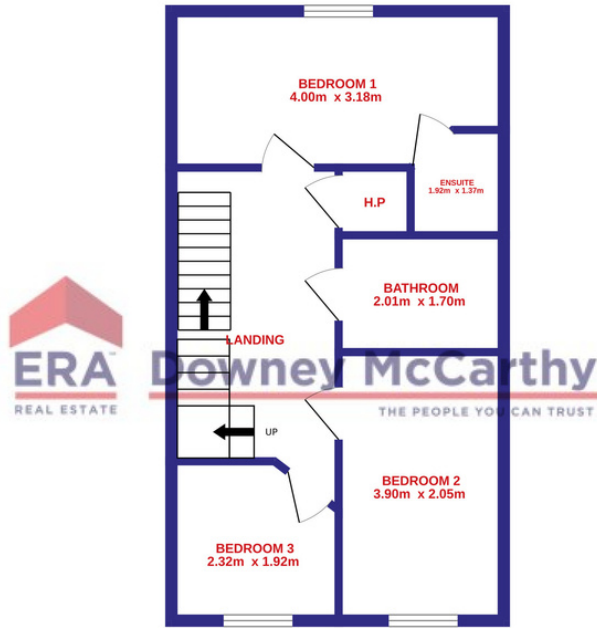


| FLOOR PLAN

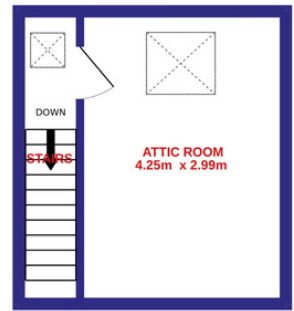
GROUND FLOOR



1ST FLOOR



2ND FLOOR

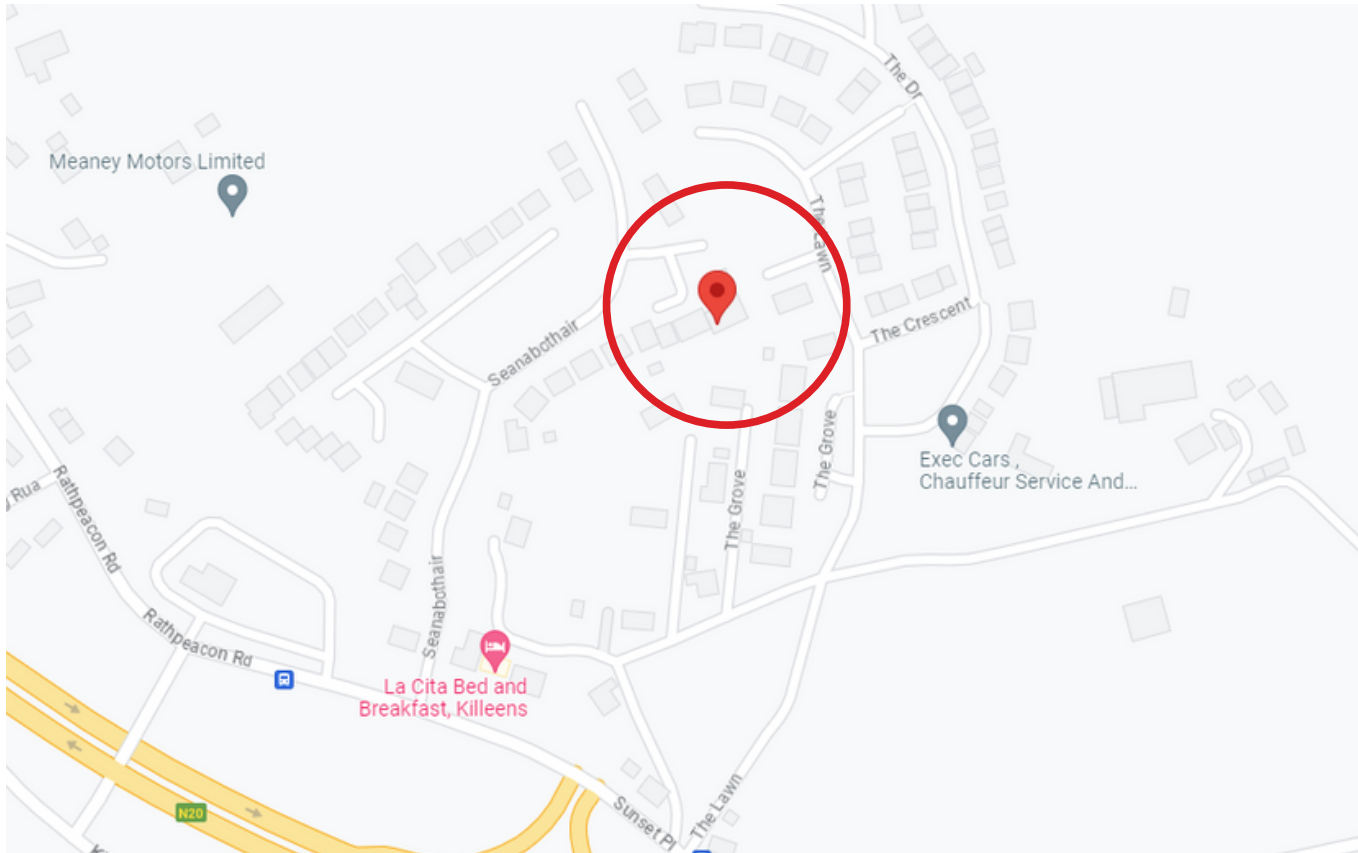


TOTAL FLOOR AREA: 93.1 sq.m. approx.

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.
Made with Metropix ©2023

| DIRECTIONS

Please see Eircode T23 WY22 for directions.



| ALL ENQUIRIES TO:



Michael Downey B.Comm, MIPAV, QFA
087 7777117
michael@eracork.ie



Caroline Downey BA, MSc, MIPAV MMCEPI
083 0255433
caroline@eracork.ie



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.