

38 Mount Farran, Assumption Road, Blackpool, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is pleased to present to the market this superbly positioned three bedroom semi-detached property, located on a generous corner site offering future development potential subject to FPP in this highly desirable and convenient location within a 15 minute walk from Cork City Centre.

The property which has been extensively refurbished in recent years with a significant emphasis placed on improving the energy efficiency also boasts a spacious light filled interior with generous living and bedroom accommodation combined with superb views from its elevated site.

Accommodation consists of reception hallway, living room, dining room/Lounge and kitchen on the ground floor, while upstairs the property offers three spacious bedrooms and a main family bathroom.

AMV: €265,000

BER C1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- A recent Deep Retrofit with an emphasis on improving the BER Rating has been completed
- Externally insulated, new windows & doors & attic insulation
- BER C1 with potential to increase to B2
- Situated on a generous elevated corner site offering future development potential & panoramic views
- Approx. 70 Sq. M. / 753 Sq. Ft.
- Built in 1950
- Gas fired central heating with a recently installed energy efficient boiler
- Three spacious bedrooms
- Mature residential location
- On street parking
- Close to a host of amenities including local parks, shops, bars, restaurants, pharmacy, pitch & putt club, Blackpool shopping & Retail centres
- 15 minutes' walk to Cork city centre
- Easy access to the N20 road network
- Ideal first time buy

| RECEPTION HALLWAY

4.1m x 1.65m (13'4" x 5'4")

A PVC door with frosted glass panelling allows access to the reception hallway. The hallway has laminate flooring, one centre light piece and under stairs storage space.



| LIVING ROOM

3.1m x 3.7m (10'1" x 12'1")

The main living room has timber flooring, neutral décor, one centre light piece, one large window to the front of the property including blinds and one radiator.



| DINING ROOM/LOUNGE

3.16m x 3.7m (10'3" x 12'1")

This versatile room could serve a multitude of uses either as a formal dining room or second living area. The room has timber flooring, an open fireplace, one large window overlooking the rear garden, recessed spot lighting, neutral décor, and one radiator.



| KITCHEN

2.72m x 1.63m (8'9" x 5'3")

The kitchen features fitted units at eye and floor level with worktop counter and tile splashback. The kitchen includes a stainless steel sink and an integrated oven and hob. The area offers space for a fridge freezer, and washing machine. There is laminate flooring, recessed spot lighting, one radiator, one window to the rear, and a PVC door with frosted glass panelling allows access to the garden.



| STAIRS AND LANDING

2.14m x 1.68m (7'0" x 5'5")

The stairs and landing are fitted with carpet flooring throughout. The landing area has one centre light piece, and an access hatch to the floored and insulated attic.



| BEDROOM 1

3.16m x 3.7m (10'3" x 12'1")

A spacious double bedroom has one large window to the rear of the property. The room offers timber flooring, one radiator, one centre light piece, neutral décor, and ample power points. The gas boiler is housed within this room, and there is plumbing for a washing machine/wash hand basin if required.



| BEDROOM 2

3.15m x 3.06m (10'3" x 10'0")

A generous sized double bedroom has one window to the front of the property. The room offers carpet flooring, an extensive array of built-in wardrobes and a vanity unit, one radiator, one centre light piece, and power points.



| **BEDROOM 3**

2.22m x 2.26m (7'2" x 7'4")

This single bedroom has one window to the front of the property including blinds. The room offers timber flooring, one centre light piece, one radiator, neutral décor, and power points.

| **BATHROOM**

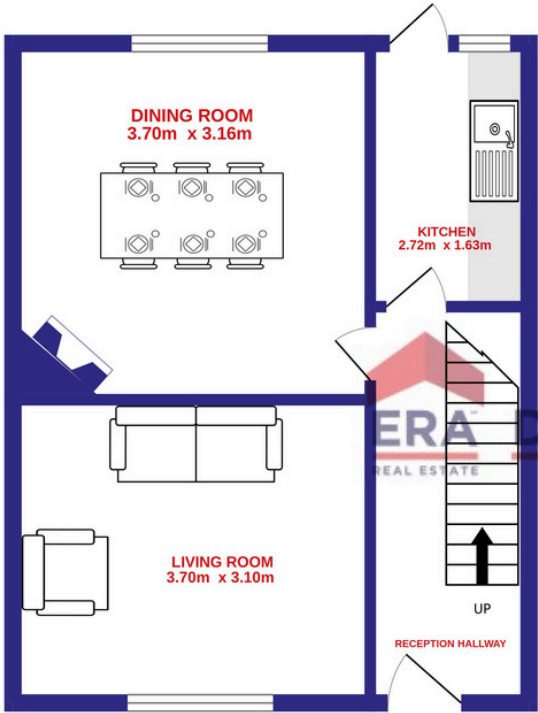
1.82m x 1.64m (5'9" x 5'3")

The main family bathroom features a three piece suite including a shower cubicle incorporating a Redring Plus Extra electric shower. The room has vinyl flooring, wall tiling, neutral décor, one frosted window to the rear, one centre light piece, one extractor fan, one radiator and a wall mounted heater.

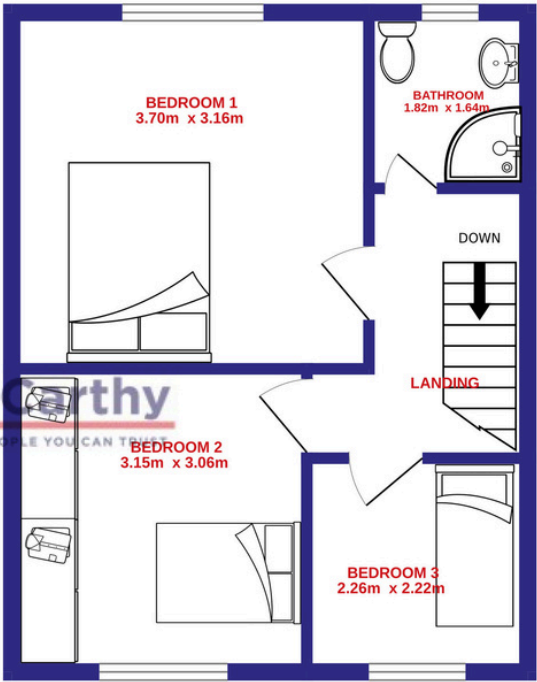


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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| GARDENS AND EXTERIOR

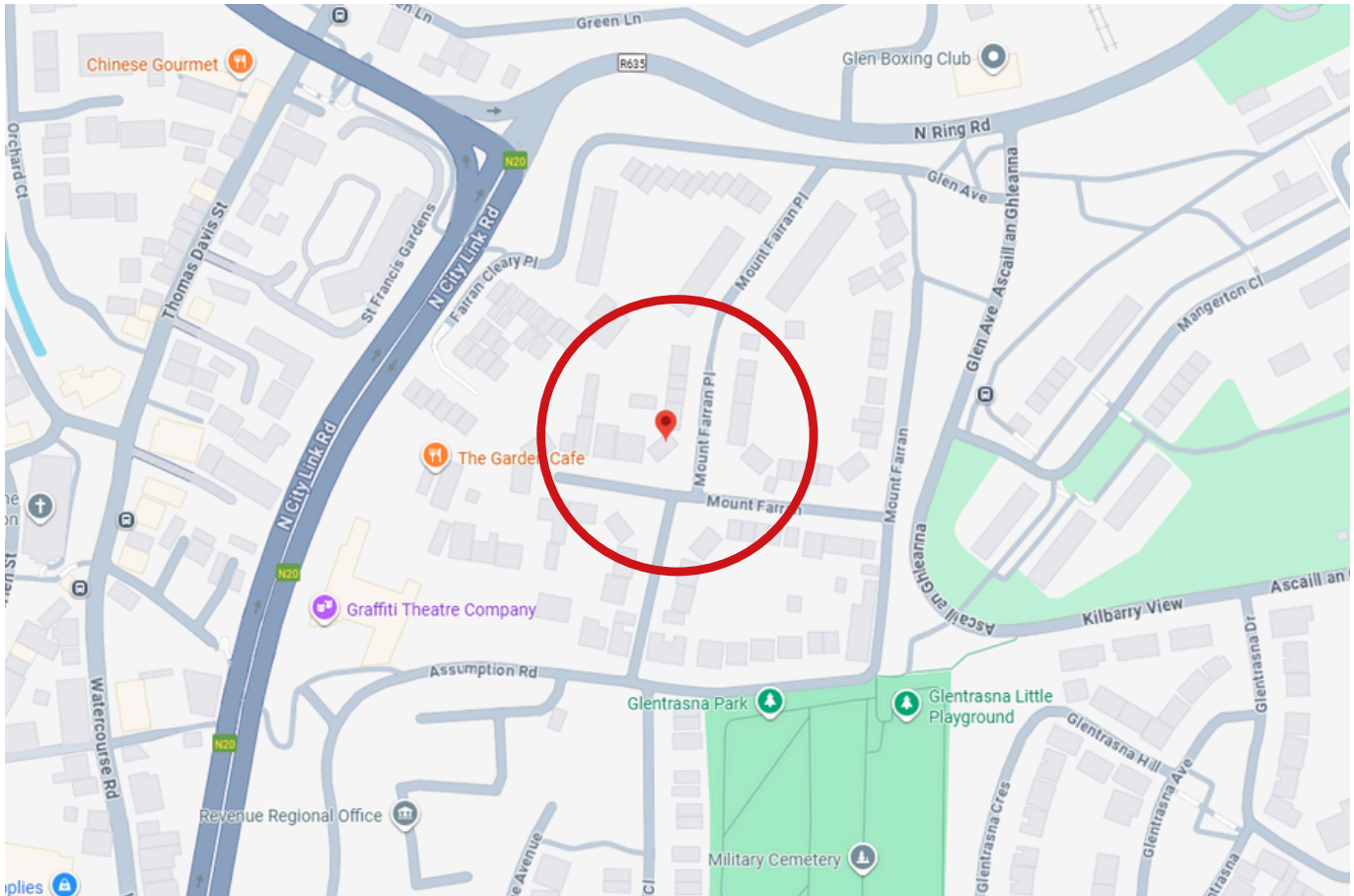


The front of the property is fully enclosed and accessed via a secure gate. There is a large garden area which is laid to lawn, and a stepped concrete path leads to the front door. There is side access to the rear garden.

The rear of the property has concrete steps leading down to a superb patio area. There is a garden which is laid to lawn and fully enclosed. A timber shed is included as part of the sale.

| DIRECTIONS

Please see Eircode T23 Y2T8 for directions.



| ALL ENQUIRIES TO:

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THE PEOPLE YOU CAN TRUST

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