

70 Hollywood Estate, Hollyhill, City Centre Nth, Cork City

BER D1



ERA Downey McCarthy are very pleased to present this charming 3 bed semi detached family home to the market. This property would make a wonderful starter home and it comes in pristine condition throughout. The accommodation consists of a Hallway, Living Room, Kitchen/Dining Room, 3 bedrooms and one bathroom. No. 70 has the benefit of a lovely enclosed garden at the rear.



€190,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 3.14m x 1.29m

Features in the hallway include one radiator, radiator cover, light fitting, smoke detector, ESB service board and an alarm panel. The hallway has a very attractive tiled floor and a solid door leads into the living room.



- Living Room 5.11m x 3.65m

A nice spacious living room with one window overlooking the front fitted with a blind, curtain pole and curtains. The room has two light fittings and a feature fireplace with an open fire. Features include a semi-solid wooden floor, double glass panel doors lead out to the kitchen/dining area and access to a storage area under the stairs. This storage area houses the gas boiler, fitted shelving and a coat rack.



- Kitchen/Dining Area 4.65m x 3.28m

The kitchen is fully fitted with units at eye and floor level, there is space for an electric cooker with an extractor hood, a wash hand basin underneath the window overlooking the back of the property, integrated dishwasher and washing machine and semi solid wooden floor. The room has space for a dining table and features include one radiator, centre light fitting and sliding patio doors lead out to the rear garden.



- Stairs and Landing 2.48m x 1.86m

The stairs are fully carpeted leading to the first floor landing. The landing has one light fitting, smoke detector and access to the attic. The hot press area is situated here and solid doors lead into all rooms.

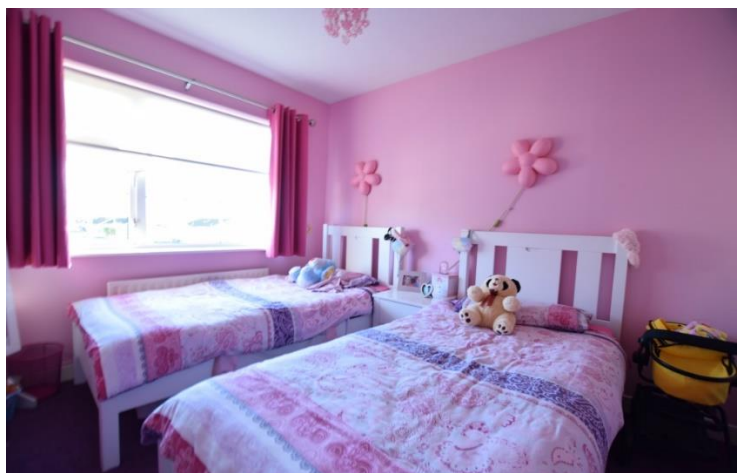
- Bedroom 1 4.45m x 2.67m

A spacious double bedroom with one window overlooking the front of the property. The bedroom has attractive décor and comes with a fitted wardrobe in a recessed area, one radiator, carpet flooring and a centre light fitting.



- Bedroom 2 3.96m x 2.75m

This double bedroom has one window overlooking the back. This room also has a fitted wardrobe, one radiator, one centre light fitting and carpet flooring.



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| <ul style="list-style-type: none"> • Bedroom 3 | 3.24m x 1.95m | This room has one window overlooking the front of the property. The room has a fitted wardrobe, one radiator, one centre light fitting and a solid wooden floor. |
| <ul style="list-style-type: none"> • Main Bathroom | 2.28m x 1.84m | The bathroom has a fitted bath with a Mira Elite electric shower over the bath with a shower panel. One window, one W.C, one wash hand basin, fitted mirror and glass shelf, recess lighting, extractor fan/heater and a fully tiled floor. The room has very attractive tiled walls and is a very well appointed bathroom. |

Features

- 818 Sq. Ft. Approx.
- Natural Gas Fired Central Heating
- Modern Fitted Kitchen
- Well appointed bathroom
- 3 spacious bedrooms
- Very well decorated and presented
- Spacious rear garden

Directions

Please see the Eircode T23 THF5 for directions.

BER: D1



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