

45 Barrymore Avenue, Cobh, Cork



Garry O'Donnell of ERA Downey McCarthy auctioneers is delighted to present to the market this neatly presented extended three bedroom mid-terrace property located within a 5-minute walk from the picturesque harbour town of Cobh. The property is ideally suited to a first time buyer, investors or someone looking to trade down a quiet residential neighbourhood within the town.



€130,000

PSRA Licence No. 002584

Accommodation

- Hallway 3.28m x 1.85m

A PVC door with attractive stain glass centre paneling allows access to the reception hallway. The area has a mix of tile and laminate timber flooring, timber paneling half way up the wall, one window to the side of the property and one window looks over the front of the property which allows in extensive natural light flow into the area. Features include one centre light piece, one radiator and a door at the rear of the hallway allows access to a superb living room.

- Living room 6.02m x 3.6m

A superb main living room offers one window to the front of the property with a curtain rail, curtains and net blind. The room has attractive décor, laminate timber flooring, two centre light pieces, two large radiators, an open fire place, six power points, two television points and under stair storage.

A staircase off the room allows access to the bedrooms at first floor level and double doors with centre glass paneling allow access to the extended kitchen/dining area.



- Kitchen/Dining Area 2.59m x 3.88m

The kitchen features solid oak fitted units at eye and floor level with extensive worktop counter space. Features include one window to the rear of the property with roller blind, vinyl floor covering, two centre light piece and one large radiator. Within the kitchen there is plumbing for a washing machine, space for a drier, a cooker, a fridge freezer and an integrated extractor fan. There is a stainless steel sink with drainer unit and a tile splash back surrounds the worktop area. There are 8 power points within the room and a door from the room allows access to a rear hallway.



- Bedroom 2 2.86m x 3.61m

A spacious double bedroom that has two windows to the front of the property both including roller blind, curtain rail and curtains. The room has attractive décor with high quality solid timber flooring. There is one large radiator, one centre light piece and 4 power points.



Features

- Approx. 900 Sq Ft
- Beautifully maintained throughout
- Rear extension incorporating a kitchen/dining area, bedroom 3 and a bathroom
- Double Glazed Windows
- Oil Fired Central Heating
- Modern fitted kitchen
- Modern décor throughout



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You should note that it is our intention to offer financial services to prospective purchasers.



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