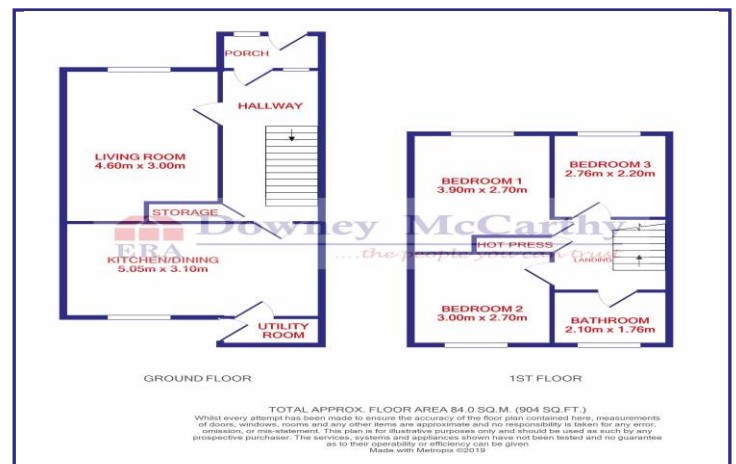


18 The Paddock, Ringmahon, Blackrock, Cork



Super three bedroom mid terraced townhouse that would be an ideal purchase for a first time buyer or as an investment.

Accommodation consists of hallway, living room, open plan kitchen/dining room and a utility room all on the Ground Floor. Upstairs the property boasts three spacious bedrooms and a main bathroom.



€185,000

PSRA Licence No. 002584

Accommodation

- Porch 1.17m x 1.94m

A PVC door with glass centre paneling allows access into the porch area. The porch has an ornate window looking out over the front of the property. A door with timber frame and glass panels allows access into the hallway.

- Reception Hallway 5.0m x 1.94m

The hallway has laminate timber flooring, one radiator, five power points, one centre light piece and a storage area can be accessed from the hallway. The storage area has hanging rails and good storage space.



- Living Room 4.6m x 3.0m

The living room has one window overlooking the front of the property. The room has carpet flooring, one radiator, four power points, marble fireplace and built-in wooden units surround the fireplace.



- Kitchen/Dining Room 3.1m x 5.05m

The kitchen/dining room is an open plan room with one window overlooking the rear of the property and tile flooring. The kitchen has wooden units at eye and floor level with a tile splash back and has space for a washing machine, drier and an oven and hob. Features include ten power points, extractor fan, stainless steel sink and a door off the kitchen leads into a utility room.



- Utility Room 0.9m x 1.9m

The utility room has two power points, and a glass PVC door provides access to the rear garden.

- Stairs and landing 3.3m x 2.0m

The stairs and landing are fully carpeted throughout. The landing has a Stira staircase which allows access into the attic, one centre light piece and the hot press is shelved for storage.

- Bedroom 1 3.9m x 2.7m

The main bedroom has one window overlooking the front of the property. The room has a laminate wooden floor, one centre light piece, one radiator and two power points.



- Bedroom 2 3.0m x 2.7m

Another double bedroom with one window overlooking the rear of the property. Features include laminate wooden flooring, one radiator, one centre light piece and one power point.



• Bedroom 3 2.76m x 2.2m

A single room with one window looking out over the front of the property. This room has carpet flooring, one centre light fitting and one radiator.

• Main Bathroom 1.64m x 2.1m

The main bathroom has one window overlooking the rear of the property. The room has tile flooring, tiled walls, one centre light fitting, one W.C, one wash hand basin, fitted bath with an electric shower overhead.

Features

- 904 Sq. ft. approx.
- Built in 1982 by the local authority
- PVC Double glazed windows
- Oil central heating
- Stira stairs to attic
- Easy access to the Jack Lynch tunnel
- Close proximity to schools and sports facilities

Directions

Please see Eircode T12 KAX0 for directions.



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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.



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