

## 2 Orrery Road, Gurranabraher, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly positioned, three bedroom, end of terrace property in the highly desirable location of Orrery Road, Gurranabraher. The property offers a prominent elevated site with panoramic views over Cork city centre and has been tastefully decorated and well maintained by the current owners. The area benefits greatly from its close proximity to a host local amenities including shops, bars, restaurants, schools and a regular bus service to Cork city centre.

Accommodation of porch, reception hallway, living room, rear lobby, extended kitchen/dining area, and shower room on the ground floor. Upstairs the property offers three spacious bedrooms.

**AMV: €245,000**

**BER E1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Superb panoramic views over Cork city centre
- Large corner site with substantial side/rear gardens
- Approx. 82 Sq. M. / 882 Sq. Ft.
- Built c. 1950
- BER E2 with potential to increase to B1
- Double glazed PVC windows & gas fired central heating
- Turnkey property
- Three spacious bedrooms
- Highly desirable residential location
- Close proximity to Apple Ireland Hollyhill and Cork City Centre
- Located close to all amenities including a regular bus route to Cork city centre

## | PORCH

1.17m x 2.13m (3'8" x 6'9")

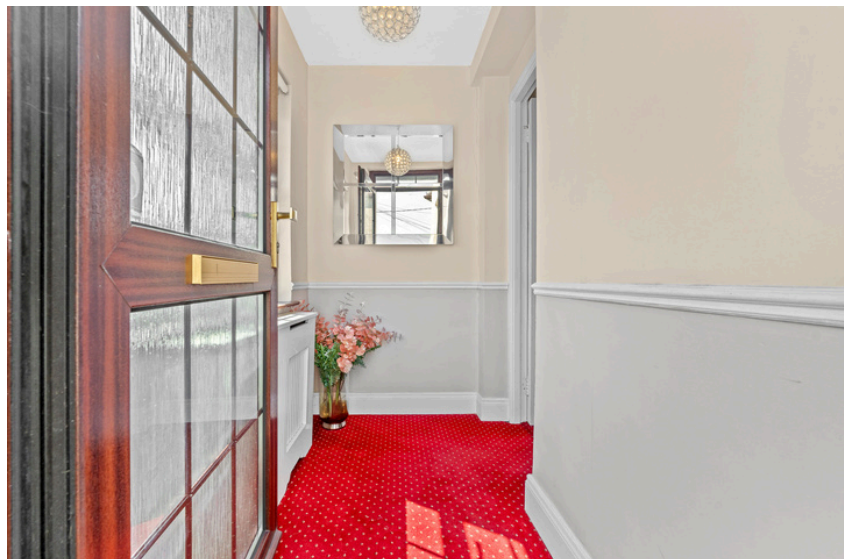
A PVC door with glass centre and top panelling allows access to a porch area which has one window to the front of the property with a roller blind. The area offers attractive décor, one radiator with radiator cover, carpet flooring, one centre light piece, and one power point. A timber door with glass centre panelling allows access to the main reception hallway.



## | RECEPTION HALLWAY

1.2m x 1.9m (3'9" x 6'2")

The hallway features attractive décor, carpet flooring, one centre light piece, and an alarm control point.





## | LIVING ROOM

4.67m x 3.85m (15'3" x 12'6")

A superb main living room has one window to the front of the property, including a roller blind, curtain rail and curtains. The room features high quality oak timber flooring, attractive built-in display and storage cabinets, and a fireplace with granite hearth and timber surround and finished with an electric insert. There is one centre light piece, covings around the ceiling and light piece, one radiator, and three power points. A door allows access to a rear lobby.



## | REAR LOBBY

1.76m x 2.27m (5'7" x 7'4")

This area has attractive tile flooring, one centre light piece, two power points, under stair storage, and access to the main bathroom is gained from here.



## | SHOWER ROOM

1.96m x 2.44m (6'4" x 8'0")

Located on the ground floor, the main bathroom features a three piece suite, including a large corner shower area incorporating a Mira Sport electric shower. The room has impressive floor and wall tiling, one window to the rear of the property, one radiator, and one centre light piece.



## | KITCHEN/DINING

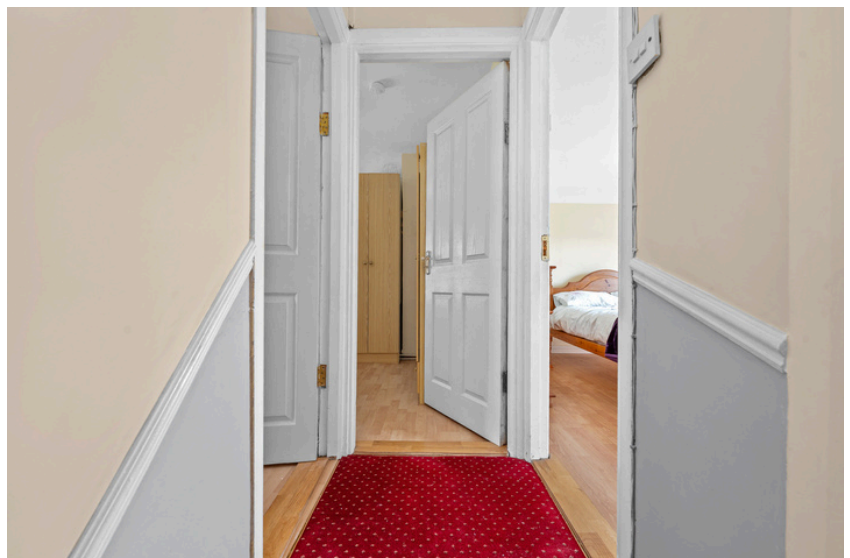
4.1m x 2.73m (13'4" x 8'9")

This dual aspect extended kitchen/dining area offers one window to the rear of the property, one window to the side, and a PVC door allowing access to the rear garden. The kitchen features impressive modern high gloss fitted units at eye and floor level with extensive worktop counter and tile flooring. The kitchen includes a stainless steel sink, plumbing for a washing machine, space for a fridge freezer, space for an oven, and one large radiator. The room offers a sizeable area for dining.



## | STAIRS AND LANDING

The stairs and landing feature carpet flooring. At the top of the landing there is one centre light piece, and an access hatch to the attic.





## | **BEDROOM 1**

2.85m x 4.83m (9'3" x 15'8")

A superb main bedroom has two windows to the front of the property, including roller blinds, a curtain rail and curtains, offering panoramic views across Cork city centre. The room has laminate timber flooring, built-in units for storage, one centre light piece, one large radiator, and four power points.



## | **BEDROOM 2**

3.7m x 2.57m (12'1" x 8'4")

A spacious double bedroom has one window to the rear including a curtain rail, curtains, and a Venetian blind. The room has high quality laminate flooring, freestanding storage units, one radiator, one centre light piece, and one power point.



## | **BEDROOM 3**

2.72m x 2.12m (8'9" x 6'9")

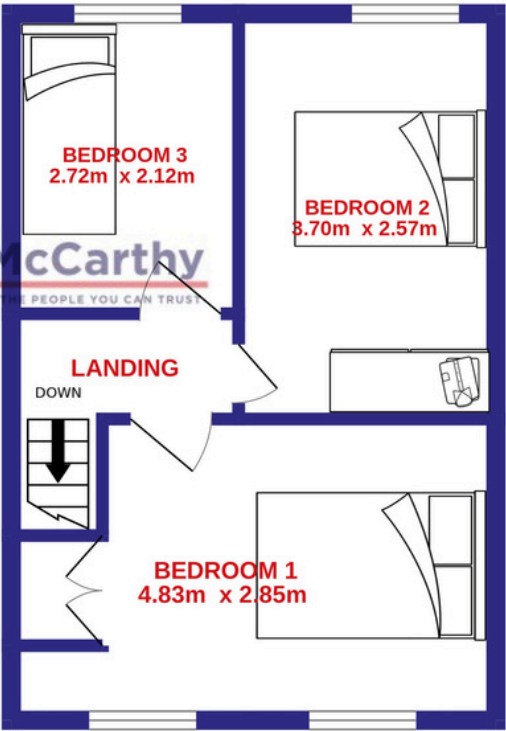
This large single bedroom has one window to the rear of the property including a curtain rail, curtains, and a Venetian blind. The room has high quality laminate flooring, attractive décor, one radiator, one centre light piece, and one power point.



| FLOOR PLAN

GROUND FLOOR

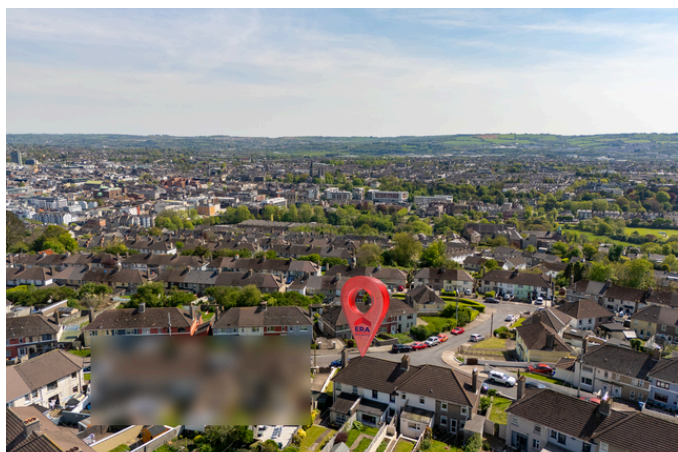
1ST FLOOR



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## | GARDENS AND EXTERIOR



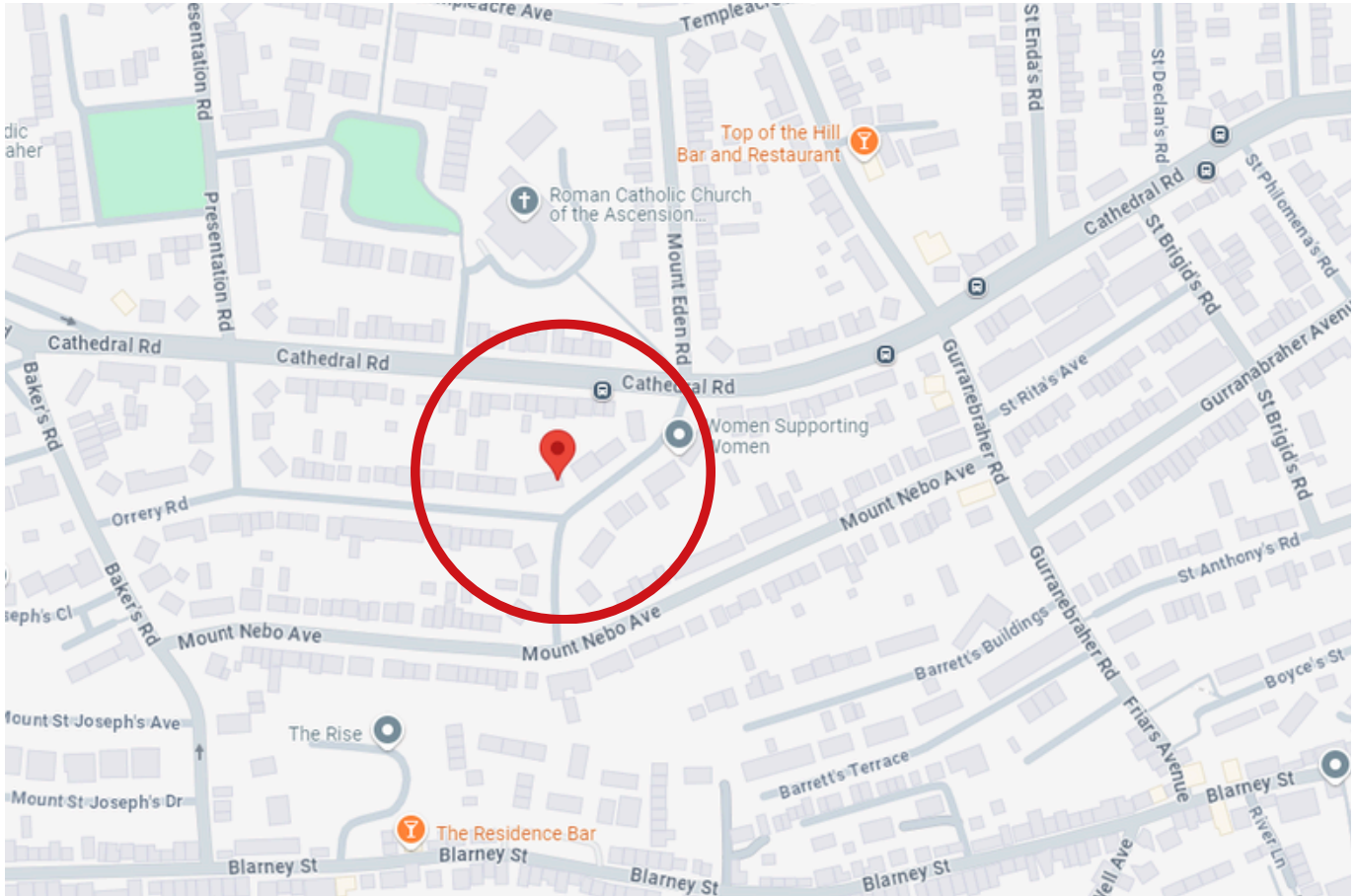
The front of the property offers street parking for one car. Steps from the main footpath allow access to a raised lawn area with mature shrubs and plants planted throughout. The area is fully enclosed with brick built walls.

The rear of the property is fully enclosed with block built walls. The large garden is laid to lawn with mature shrubs and plants throughout.



## | DIRECTIONS

Please see Eircode T23 Y5D0 for directions.



## | ALL ENQUIRIES TO:

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