



# Downey McCarthy

*...the people you can trust*

## 188 Pearse Road, Ballyphehane, Cork



ERA Downey McCarthy are delighted to offer to the market this super three bedroom, mid-terrace family home in Ballyphehane. Situated on a fine site with a valuable vehicular entrance providing off street parking to the rear along with a block built garage and a superb kitchen extension, this property is sure to be attractive to first time buyers and movers alike. Situated within close proximity of all amenities on the Southside of the city including Turners Cross, Kinsale Road, The Lough and Cork City Centre, this property boasts an excellent location that is sure to appeal to all buyers.



**AMV: €275,000**



**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- 95.51 Sq. M / 1028 Sq. Ft. approx.
- Built in the 1950's
- Extended to the rear on the Ground Floor
- Private parking to the rear
- BER E2
- Natural gas heating
- Three spacious bedrooms
- Close proximity to CUH, University College Cork & The Lough
- Close to local bars, cafés, shops and pharmacies
- Block built garage

## | RECEPTION HALLWAY

4.1m x 1.76m (13'4" x 5'7")

A PVC door with glass panelling allows access to the reception hallway. This welcoming area has one centre light fitting, carpet flooring, one large radiator and is flooded with extensive natural light.

## | LIVING ROOM

3.45m x 3.34m (11'3" x 10'9")

The living room has one window to the front of the property, one centre light fitting, carpet flooring and a feature fireplace.



## | REAR HALLWAY

2.7m x 1.56m (8'8" x 5'1")

This area has large units for storage, a mix of carpet and timber flooring and a door which allows access to the family room.

## | FAMILY ROOM

3.14m x 3.38m (10'3" x 11'0")

The family room has one centre light fitting, laminate timber flooring, one radiator, built-in units for storage and display cabinets, a fireplace with a marble surround. Double doors allow access to the kitchen/dining room.



## | KITCHEN/DINING AREA

5.61m x 3.43m (18'4" x 11'2")

A large and spacious kitchen/dining area, this room has extensive natural light due to the dual aspect with one large window overlooking the rear and another window overlooking the side. The back door comes with glass panelling and this allows access to the rear. The kitchen has solid fitted units at eye and floor level with extensive worktop counter and tiled splashback. Other features include tiled flooring, two light fittings, one large radiator, ample space for a dining table, a stainless steel sink, space for a washing machine and dishwasher, space for a fridge freezer and an integrated oven.



## | BATHROOM

2.8m x 1.75m (9'1" x 5'7")

The main bathroom has a three piece suite including a fully enclosed large shower cubicle, fitted with a Triton T80xr electric shower. Other features include tiled flooring, frosted window overlooking the rear of the property, one w.c., wash hand basin, storage cabinet, and radiator.

## | STAIRS AND LANDING

4.03m x 2.18m (13'2" x 7'1")

This area has carpet flooring throughout and the landing has one centre light fitting and access to the attic.

## | BEDROOM 1

3.83m x 3m (12'5" x 9'8")

A spacious double bedroom, this room has one window overlooking the rear of the property, laminate timber flooring, one large radiator, space for wardrobe units, one centre light fitting and ample power points.



## | BEDROOM 2

2.66m x 4.22m (8'7" x 13'8")

This double room has two windows which overlook the front of the property, laminate timber flooring, one centre light fitting and a built-in storage press situated over the stairs.



## | BEDROOM 3

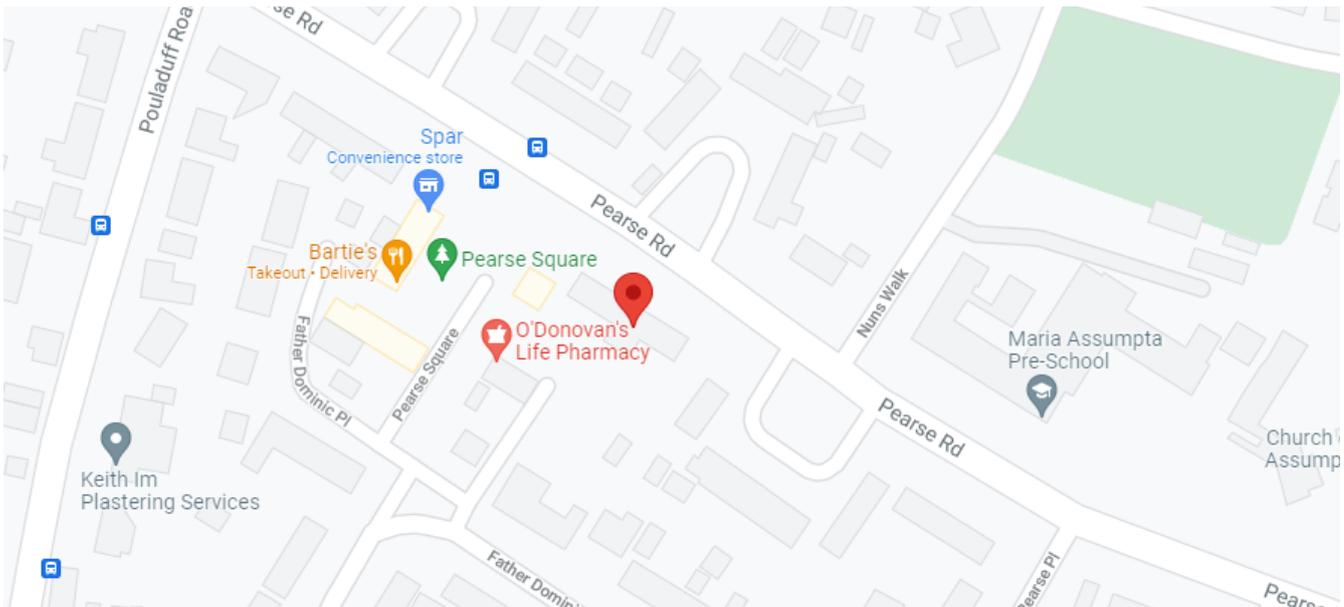
2.85m x 2.21m (9'3" x 7'2")

This room has laminate timber flooring, one window overlooking the rear of the property, one centre light fitting and a built-in unit for storage.



## | DIRECTIONS

Please see Eircode T12 K6D8 for directions.



## | ALL ENQUIRIES TO:

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**ERA** **Downey McCarthy**  
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