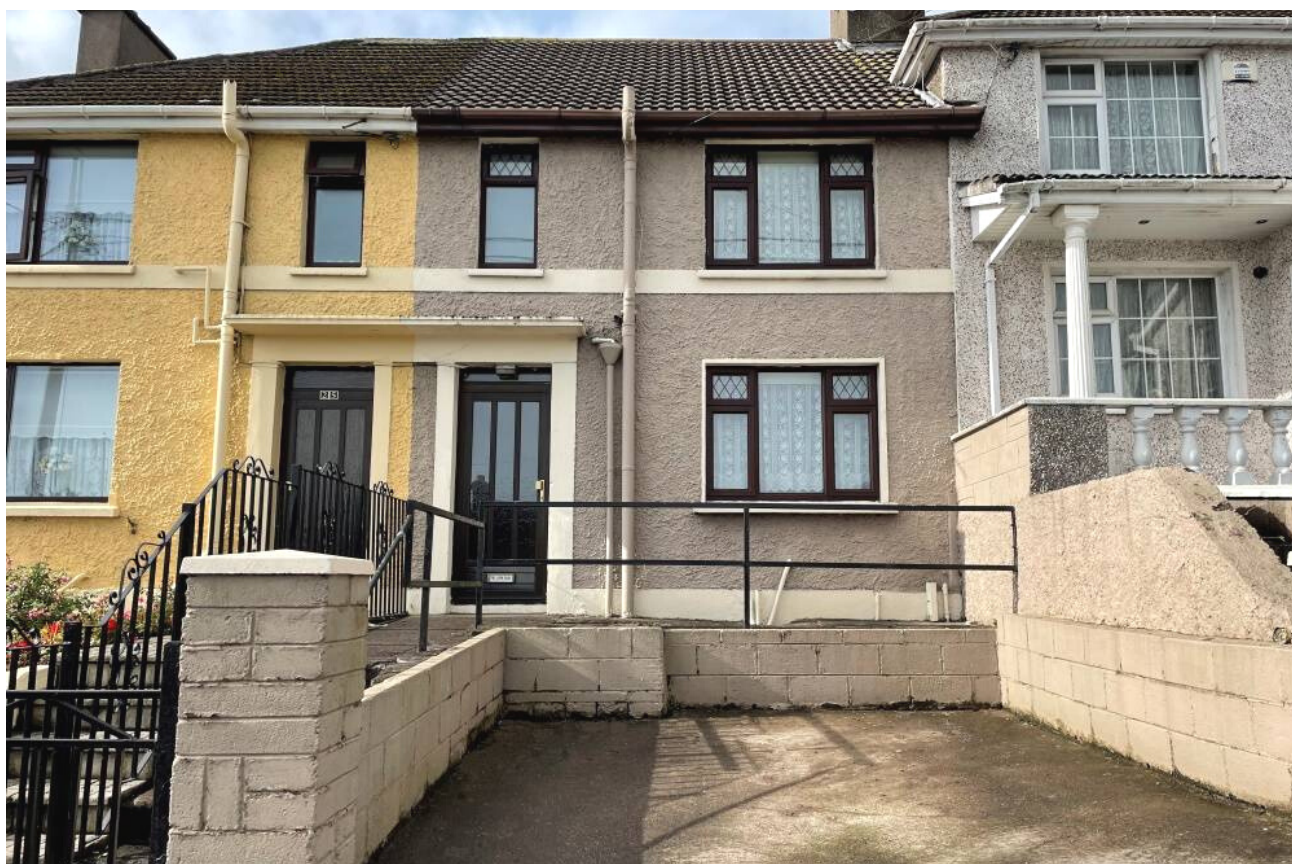




Downey McCarthy

...the people you can trust

27 Gurrabraher Road, Gurrabraher, Cork



ERA Downey McCarthy are very pleased to present this wonderful 3 bedroom terraced property to the market. The property is presented in very good condition and it is obvious that this was a well loved and cared for family home. The property benefits from its close proximity to all amenities in Gurrabraher including schools, shops, pubs, butchers and pharmacies. Cork city centre is a short stroll downhill and the property is on the 202 bus route serving Apple Computers and Mahon Point.



AMV: €195,000



60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 67.79 Sq. M / 730 Sq. Ft
- BER D2
- Built in 1965
- Very well maintained property
- Presented in excellent condition
- Ultra convenient location
- Close to all amenities in Gurrabraher
- Parking off the street
- Oil fired central heating
- 15 minute walk to the city centre
- On the 202 Bus Route

| RECEPTION HALLWAY

3.87m x 1.79m (12'6" x 5'8")

The reception hallway has tile flooring, one centre light fitting, power points and one radiator.

| KITCHEN

2.1m x 3.08m (6'8" x 10'1")

The kitchen has a large window overlooking the front of the property. The kitchen has fitted units at eye and floor level, an extensive worktop counter and tile splash back. Other features include plumbing for a washing machine, space for an oven, hob, extractor fan and stainless steel sink. The room has one centre light fitting, tile flooring, one large radiator and ample power points.



| LIVING ROOM

4.59m x 4.08m (15'0" x 13'3")

A spacious living area, this room has one large window overlooking the rear of the property. The room has an attractive feature fireplace, solid wooden flooring, one centre light fitting, ample power points and a built-in cabinet for storage.



| REAR HALLWAY

3.86m x 0.83m (12'6" x 2'7")

Accessed off the reception hallway, the rear hallway allows access out to the rear garden. Features of this area include storage under the stairs, tile flooring and one light fitting. A glazed glass panel door allows access out to the rear garden.

| STAIRS AND LANDING

2.27m x 2.11m (7'4" x 6'9")

The stairs and landing have carpet flooring throughout. The landing provides access up to the attic, has one centre light fitting and solid doors lead into all rooms.

| BEDROOM 1

2.99m x 2.72m (9'8" x 8'9")

A very attractive double bedroom with one large window overlooking the front of the property. Features include one centre light fitting, carpet flooring, one large radiator and ample power points throughout.



| BEDROOM 2

3.82m x 2.78m (12'5" x 9'1")

A large double bedroom with one window overlooking the rear of the property. This room has carpet flooring, one centre light fitting, one large radiator and power points throughout.



| BEDROOM 3

2.83m x 2.13m (9'2" x 6'9")

A spacious single room with one window overlooking the rear of the property. Features include one centre light fitting, carpet flooring, one radiator and power points.



| BATHROOM

1.32m x 2.15m (4'3" x 7'0")

The main bathroom has a frosted window overlooking the front of the property. Features include one W.C, one wash hand basin, a shower cubicle with a Triton T80 electric shower, tile flooring, fully tiled walls and one centre light fitting.

| DIRECTIONS

Please see Eircode T23 P5Y6 for directions.



| ALL ENQUIRIES TO:

Michael Downey B.Comm, MIPAV, QFA

087 7777117

michael@eracork.ie



ERA **Downey McCarthy**
....the people you can trust

Disclaimer: 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 and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.