



Downey McCarthy

....the people you can trust

'Porres' Linaro Avenue, Magazine Road, Glasheen, Cork City



ERA Downey McCarthy Auctioneers are delighted to present 'Porres' to the market, this magnificent three bedroom semi-detached house which sits proudly on a large corner site, that in itself offers huge potential, in this mature and much sought after location. This is an ideal location, overlooking the mini roundabout at the start of College Road and Magazine Road, within easy walking distance from UCC and the Bons Secours Hospital. It is bound to appeal to the medical fraternity, also being easily accessible to the CUH and The Mercy University Hospital. The Lough, Dennehy's Cross, Model Farm Road, CIT, Wilton Shopping Centre and Cork city centre are all on your doorstep.



AMV: €450,000

BER D1

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PSRA No. 002584

| FEATURES

- Approx. 101.67 Sq. M / 1,094 Sq. Ft.
- Built in 1960 approx.
- BER D1
- Three spacious bedrooms all upstairs
- Maintenance free rear patio area
- Situated on a large corner site with room to expand SPP
- Off street parking
- Close to local amenities including UCC, Bon Secours Hospital, CUH, Wilton and Cork city centre
- 15 minutes' walk to The Lough
- On the 205 bus route
- Adjacent to UCC Park & Ride

| PORCH

0.68m x 2.12m (2'2" x 6'9")

A glass panel front door allows access to the porch area which has one window, a fuseboard, alarm point and a frosted door allowing access to the main reception hallway.

| RECEPTION HALLWAY

3.73m x 2m (12'2" x 6'5")

The welcoming hallway has one centre light piece, tiled flooring, under stair storage and an alarm control panel.

| LIVING ROOM

3.05m x 4.86m (10'0" x 15'9")

The main living room has semi-solid wooden flooring, one large window overlooking the front of the property which allows extensive natural light into the room, one centre light piece, a built-in display cabinet, a built-in television cabinet, one radiator, power points and neutral décor.



| DINING ROOM

3.65m x 4.22m (11'9" x 13'8")

The dining room has a sliding door allowing access to the rear patio and which allows natural light to flow throughout the room. Other features include carpet flooring, one centre light piece, a built-in display unit, a built-in television cabinet, space for a fireplace or stove, one radiator and neutral décor.



| KITCHEN

3.93m x 2.63m (12'8" x 8'6")

The kitchen has solid fitted units at eye and floor level with extensive worktop counter, tiled flooring, plumbing for a washing machine, plumbing for a dishwasher, fitted fridge freezer, oven, hob, extractor fan, one window to the rear of the property, a stainless steel sink, fitted display cabinets and a frosted glass door allows access to the rear of the property. An additional door from the kitchen allows access to the guest w.c.



| GUEST W.C

1.19m x 0.91m (3'9" x 2'9")

The guest w.c features a two piece suite, one frosted window to the side of the property, tiled flooring, partly tiled walls, attractive décor, one centre light piece and a smoke alarm.

| STAIRS AND LANDING

2.32m x 3.04m (7'6" x 9'9")

The stairs and landing has carpet flooring and at the top of the landing there is one Velux window, an access hatch to the attic and solid doors leading to all rooms.

| BEDROOM 1

3.91m x 3.78m (12'8" x 12'4")

This double bedroom has one large window to the front of the property, carpet flooring, extensive built-in wardrobe and storage units, attractive décor, one centre light piece, power points and one radiator.



| BEDROOM 2

2.93m x 3.97m (9'6" x 13'0")

This bedroom has one window to the rear of the property, carpet flooring, built-in storage unit, two wall-mounted light pieces, one centre light piece, power points and one radiator.



| BEDROOM 3

3.04m x 2.67m (9'9" x 8'7")

This spacious bedroom has one window overlooking the front of the property, carpet flooring, built-in storage unit, one centre light piece, power points and one radiator.



| RESTROOM

0.91m x 0.88m (2'9" x 2'8")

The w.c is situated within this room which has one frosted window to the rear of the property, tiled flooring, partly tiled walls and attractive wallpaper and one centre light piece.

| BATHROOM

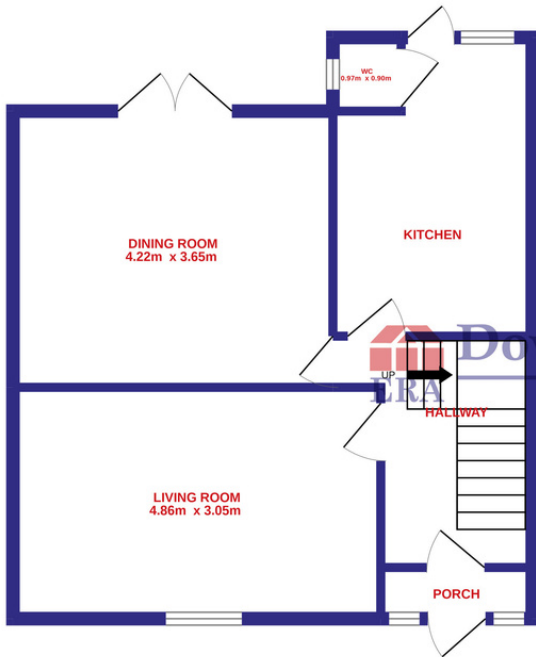
1.83m x 1.89m (6'0" x 6'2")

The main bathroom has one large window overlooking the rear of the property, floor and wall tiling, a large open shower cubicle which incorporates a power shower off the mains, one radiator and storage units.

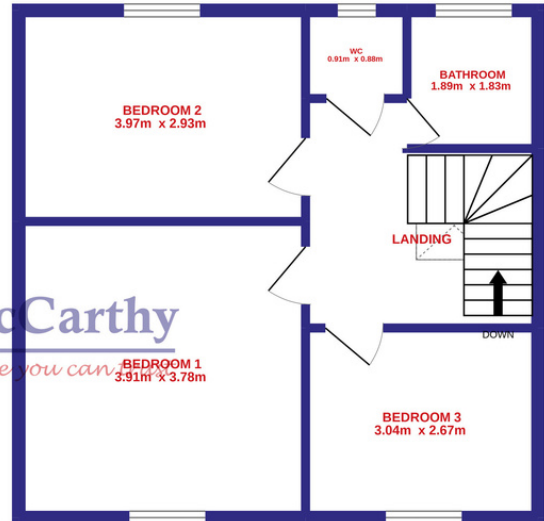


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



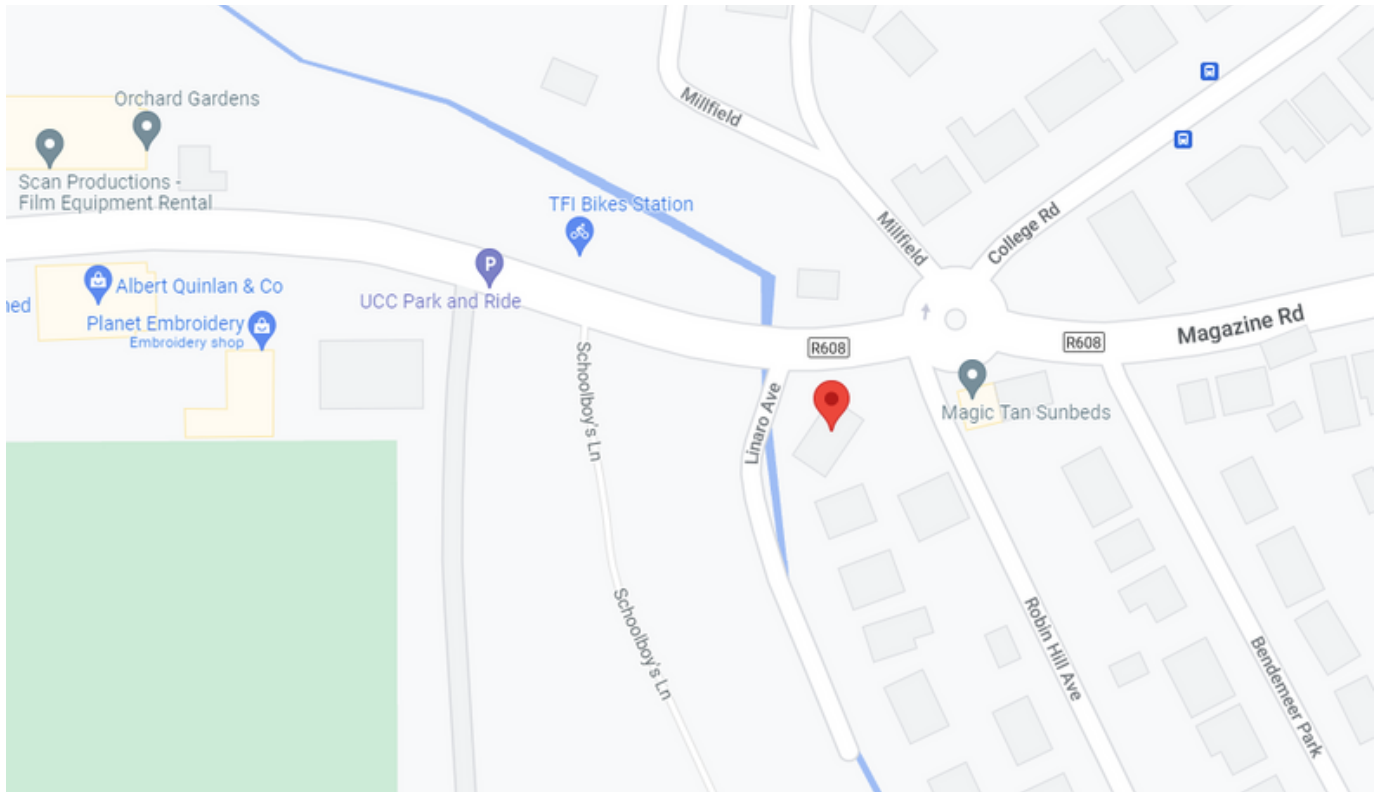
TOTAL FLOOR AREA : 94.2 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| DIRECTIONS

Please see Eircode T12 P95T for directions.



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