



# Downey McCarthy

...the people you can trust

## 9 Redemption Road, Cork



ERA Downey McCarthy are delighted to present this immaculately finished three bedroom semi-detached home which comes to the market in showhouse condition. The property benefits from its superb location in an established residential location, which also enjoys panoramic views across Cork city. No. 9 is within easy walking distance to Cork city centre, Blackpool Shopping Centre and Retail Park and all local amenities including primary and secondary schools.



**AMV: €295,000**

**BER E1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 99.7 Sq. M / 1,073 Sq. Ft
- Originally built in the 1940's
- Completely renovated in the last two years
- BER E1
- Natural gas central heating
- Double glazed PVC windows
- Pristine condition throughout
- Recently refurbished to top quality standard
- Modern fitted kitchen
- Great views of Cork city
- Garage to the front offering private parking potential
- Large, private rear garden offering further development potential
- Rear patio area
- Superb location within walking distance to Cork city centre
- 5 minutes' to Blackpool Shopping Centre and close to all amenities including schools, shops etc.
- Ideal family home
- Ideal first time buy/investment opportunity

## | RECEPTION HALLWAY

2.57m x 1.55m (8'4" x 5'0")

A solid teak door with centre glass panelling allows access to the welcoming and bright reception hallway. The hallway has original tiled flooring, one centre light piece, one fuse board, one radiator and solid doors allow access to all rooms.

## | LIVING ROOM

5.12m x 3.28m (16'7" x 10'7")

This superb living room has one feature bay window to the front of the property which overlooks Cork city centre and one window to the rear of the property allowing an abundance of natural light to flood the room. The room is immaculately decorated with a stylish finish and modern colour palette. The room has one centre light piece, stylish herringbone wooden flooring, one fireplace with timber surround and iron hearth with stove insert, one radiator, ample power points and a doorway allowing access to the kitchen/dining.





## | KITCHEN/DINING

6.34m x 4.3m (20'8" x 14'1")

The kitchen/dining area is large, spacious and triple aspect with one window overlooking the front of the property, two windows to the side and one window overlooking the rear providing the room with extensive natural light throughout. The kitchen area has new modern fitted units at eye and floor level with extensive worktop counter and tiled splashback, immaculate décor, one radiator, a stainless steel sink, space for an oven/hob/extractor fan, under stair storage, ample power point, attractive tiled flooring and recessed spot lighting. The dining area has timber herringbone flooring, one large radiator, extensive dining space, attractive neutral décor and recessed spot lighting. A solid door allows access to the utility room.



## | UTILITY ROOM

1.72m x 2.3m (5'6" x 7'5")

The utility room has attractive tiled flooring, one window to the side of the property, one centre light piece, a fitted unit at eye level, plumbing for a washing machine and dryer, one radiator, extensive worktop counter and space for a large fridge freezer. A PVC door with glass panelling allows access to the rear garden.

## | STAIRS AND LANDING

3.48 x 3.51m (11'4" x 11'5")

The stairs and landing has carpet flooring throughout. At the top of the landing there is one window overlooking the rear of the property, two hot press areas and one centre light piece.

## | BEDROOM 1

3.66m x 3.9m (12'0" x 12'7")

This superb and spacious double bedroom has immaculate décor, high quality timber flooring, one window to the front of the property, one centre light piece, one radiator and plenty of storage space.



## | BEDROOM 2

2.94m x 3.86m (9'6" x 12'6")

This spacious bedroom has attractive décor, high quality timber flooring, one window to the front of the property, one centre light piece, one radiator and plenty of storage space.



## | BEDROOM 3

2.25m x 2.45m (7'3" x 8'0")

This single bedroom has high quality timber flooring, one window to the rear of the property, one centre light piece and one radiator.



## | W.C

1.1m x 0.69m (3'6" x 2'2")

The w.c is separate to the main bathroom and has attractive tiled flooring, one frosted window to the rear of the property, one wash hand basin and one centre light piece.

## | BATHROOM

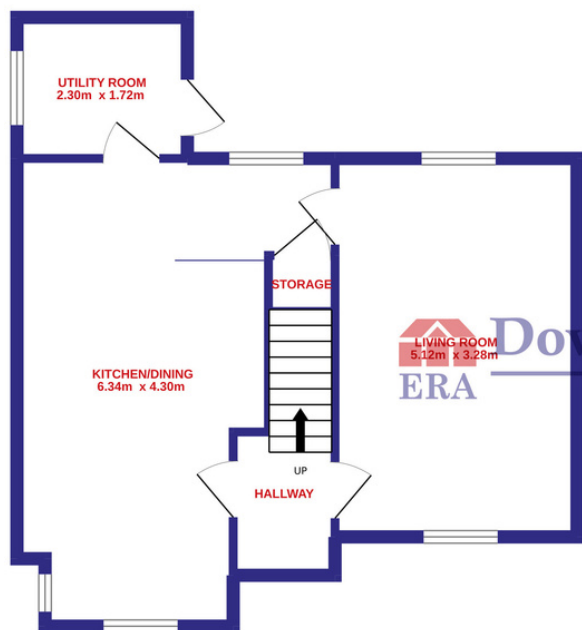
2.07m x 1.72m (6'7" x 5'6")

The main family bathroom is beautifully decorated with attractive, modern tiling throughout including mosaic style tiling on the floor. There is one frosted window overlooking the rear of the property, a bath fitted with a power shower off the mains, one wash hand basin, a fitted storage unit, one wall-mounted radiator and recessed spot lighting.

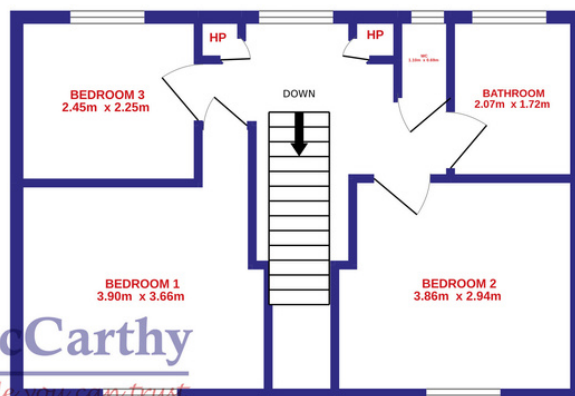


## | FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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TOTAL FLOOR AREA : 99.7 sq.m. approx.

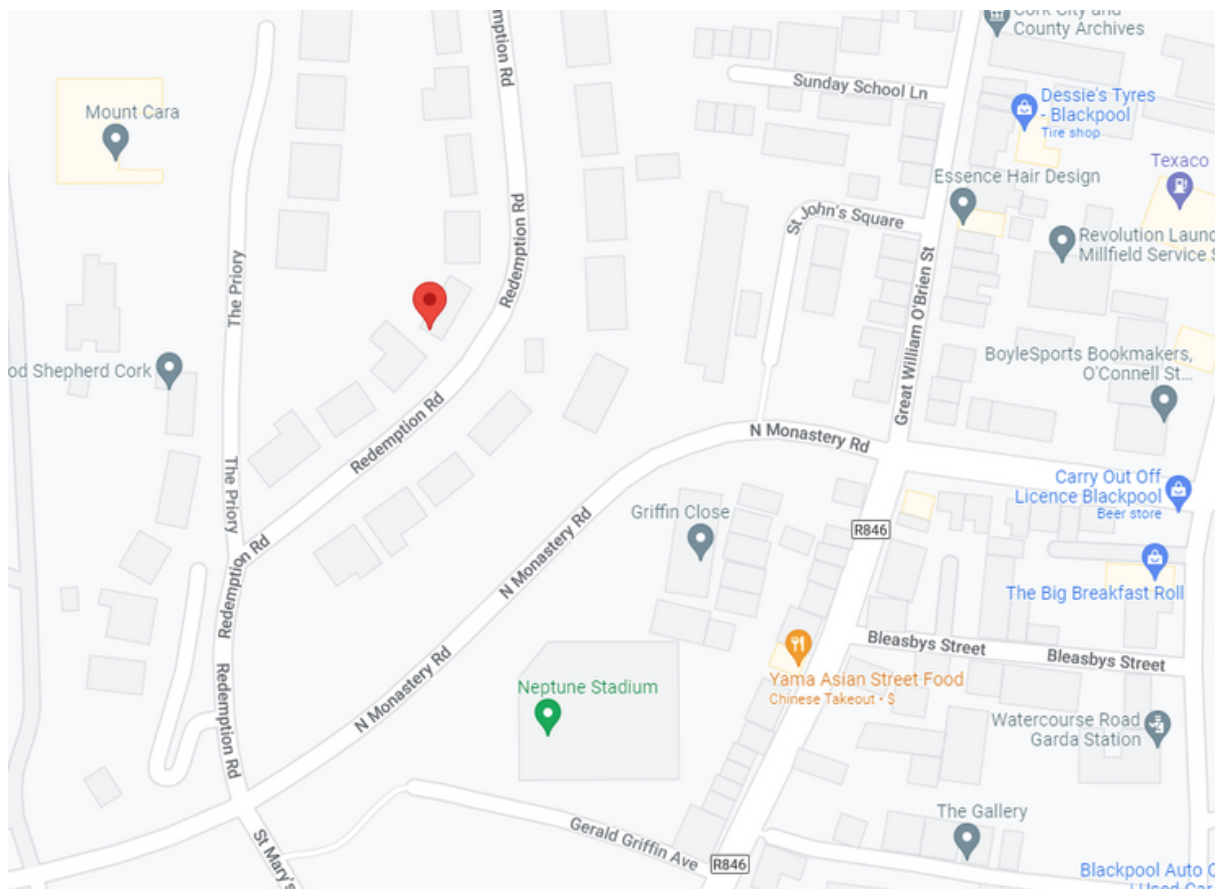
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 T23 N5PE for directions.



## | ALL ENQUIRIES TO:

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