

2 Landscape Terrace, Glasheen, Cork City



ERA Downey McCarthy are delighted to present this excellent three bedroom mid terraced townhouse, oozing charm and bursting with potential, Landscape Terrace could make a beautiful family home or given that its only few minutes walk from UCC it surely will attract canny investors looking to capitalise on its space and location.



€275,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 6.72m x 1.63m

A very long and spacious hallway with a feature archway in the middle by the stairway. Features include one radiator, ESB service board, two light fittings, smoke detector and carpet flooring. Solid doors lead into all ground floor rooms.

- Living Room 3.77m x 4.72m

A bright and spacious living room with a feature bay window looking out over the front of the property. Features include six power points, an open fireplace, one centre light fitting and carpet flooring.



- Dining Room 3.34m x 3.65m

A very spacious dining room with one window looking out over the back of the property. The room has one radiator, six power points, telephone point, one centre light piece and carpet flooring.

- Kitchen 3.97m x 2.59m

The kitchen has fitted presses at eye and floor level. There is plumbing for a dishwasher and a washing machine, space for an electric cooker and an integrated extractor fan. One window overlooks the back of the property and is positioned over the sink. Other features include a spot light fitting, smoke detector, one radiator, vinyl flooring and the fridge is neatly positioned in a recess under the stairs.

A glass panel PVC door allows access to the back garden.



- Stairs and Half Landing

The stairs are fully carpeted leading to the half landing. The half landing allows access to the main bathroom and guest W.C.

- Main Bathroom 2.39m x 2.11m

A spacious bathroom with a fitted bath, a Mira Elite shower is fitted over the bath with a fully tiled wall surrounding. Fixtures include an extractor fan, globe light fitting, fitted mirror, wash hand basin, shaver light, W.C, radiator, frosted window and a solid painted wooden floor.



- Guest W.C 1.32m x 1.25m

Fixtures include one W.C, wash hand basin, mirror, shaver light, light fitting, extractor fan, radiator and a solid painted wooden floor.

- First floor landing 5.24m x 2.81m

The first floor landing is very spacious and bright thanks to the velux window allowing in extensive natural daylight. Features include two light fittings and the hot press that houses a pre-sealed tank with fitted shelving which allows plenty of room for storage. Solid doors lead into all rooms and an access hatch allows access to the attic.

- Bedroom 1 3.13m x 3.89m

The main bedroom has one window to the front and a fitted vanity unit including a wash hand basin with a shaver light, glass shelf and storage press underneath. Fixtures in this room include one radiator, centre light fitting and carpet flooring.



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| • Bedroom 2 | 3.64m x 3.29m | Another double bedroom with a vanity unit and a window that overlooks the back. Features include one radiator, two power points, one centre light fitting, shaver light and carpet flooring. |
| • Bedroom 3 | 3.88m x 2.31m | A spacious single room that also has a vanity unit and one window overlooking the front. Features include a shaver light, storage press, radiator, curtains, curtain pole, centre light fitting and carpet flooring. |

Features

- 1,141 sq. ft. approx
- Natural Gas Central Heating
- 3 bedrooms all fitted with vanity units and running water
- 2 bathrooms
- 9' 3" High Ceilings Throughout
- Potential to convert Attic
- Walking distance to UCC
- Beautiful mature rear garden
- Not overlooked at the back

Directions

Proceed up Bandon Road at the top of Barrack Street continue straight until you come to the junction with Glasheen Road keep left at Denroches Cross and you come to Glasheen Road and no.2 Landscape Terrace is located on the right hand side with an ERA Downey McCarthy sign displayed.



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