



Downey McCarthy

....the people you can trust

Waverley, 6 Linden Avenue, Beaumont, Blackrock, Cork



ERA Downey McCarthy are delighted to present to the market this lovely 3 bedroom semi-detached property situated in one of Cork's most sought after residential locations. Perched on a large mature site and flooded with natural light, it offers potential buyers the opportunity to extend both to the side and the rear (subject to planning permission). Viewing highly recommended.



AMV: €425,000



60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- 103.18 Sq. M / 1,111 Sq. Ft
- Built c.1960
- Potential to extend (SPP)
- Premier residential address
- Beautifully maintained lawns front & back
- Double glazed windows
- Gas Fired Central Heating

| PORCH

0.9m x 2.0m (2'9" x 6'5")

A sliding door allows access to a porch area which has tiled flooring.

| ENTRANCE HALL

4.04m x 2.12m (13'2" x 6'9")

A PVC door with glass centre side paneling and top fan light allows access to the main reception hallway. This is a bright and spacious hallway which features attractive neutral décor. The area has carpet flooring, extensive under stair storage, one radiator, one centre light piece, four power points, one telephone point, and a thermostat control for the heating.

| LIVING ROOM

3.67m x 4.56m (12'0" x 14'9")

This is a superb main living room with one window to the front of the property. The room boasts luxurious carpet flooring and attractive décor. There is one centre light piece, one radiator, an open fireplace, six power points, and two television points.



| KITCHEN

3.62m x 2.7m (11'8" x 8'8")

The kitchen features modern, fitted units at eye and floor level on both sides of the room which are finished in an attractive ivory colour scheme with contrasting walnut worktops. There is one window overlooking the rear garden and a PVC door with glass paneling allows access to same. The room has vinyl floor covering, an integrated breakfast counter, one centre light piece and the kitchen includes an integrated double oven, hob, extractor fan, plumbing for washing machine, plumbing for a dishwasher, space for a fridge freezer, space for a microwave over the double oven, one radiator and ten power points.



| DINING ROOM

3.5m x 3.92m (11'4" x 12'8")

This is a versatile room which could serve a multitude of uses, either as a formal dining room or as a second living area. There is one window which overlooks the rear of the property. The room has carpet flooring, attractive décor, one radiator, six power points, wall mounted shelving, and one centre light piece.



| FAMILY BATHROOM

2.27m x 2.68m (7'4" x 8'7")

The bathroom features a three piece suite including a double corner shower area incorporating a Mira Sport electric shower. There is impressive modern tiling throughout, one window to the rear of the property, one centre light piece, one wall mounted light piece, one radiator and a hot press area which is shelved for storage.

| BEDROOM 1

3.64m x 3.95m (11'9" x 12'9")

This is a large double bedroom with one window to the front of the property. The room has an impressive array of built-in units from floor to ceiling, carpet flooring, neutral décor, one radiator, six power points, a telephone point and a television point.



| BEDROOM 2

3.5m x 3.95m (11'4" x 12'9")

A large double bedroom with one window overlooking the rear garden. The room has carpet flooring, neutral décor, wall mounted shelving, one radiator, one centre light piece and five power points.



| BEDROOM 3

2.72m x 2.73m (8'9" x 8'9")

This is a spacious single room which has one window to the front of the property, carpet flooring, one centre light piece, one radiator and four power points.



| GUEST W.C

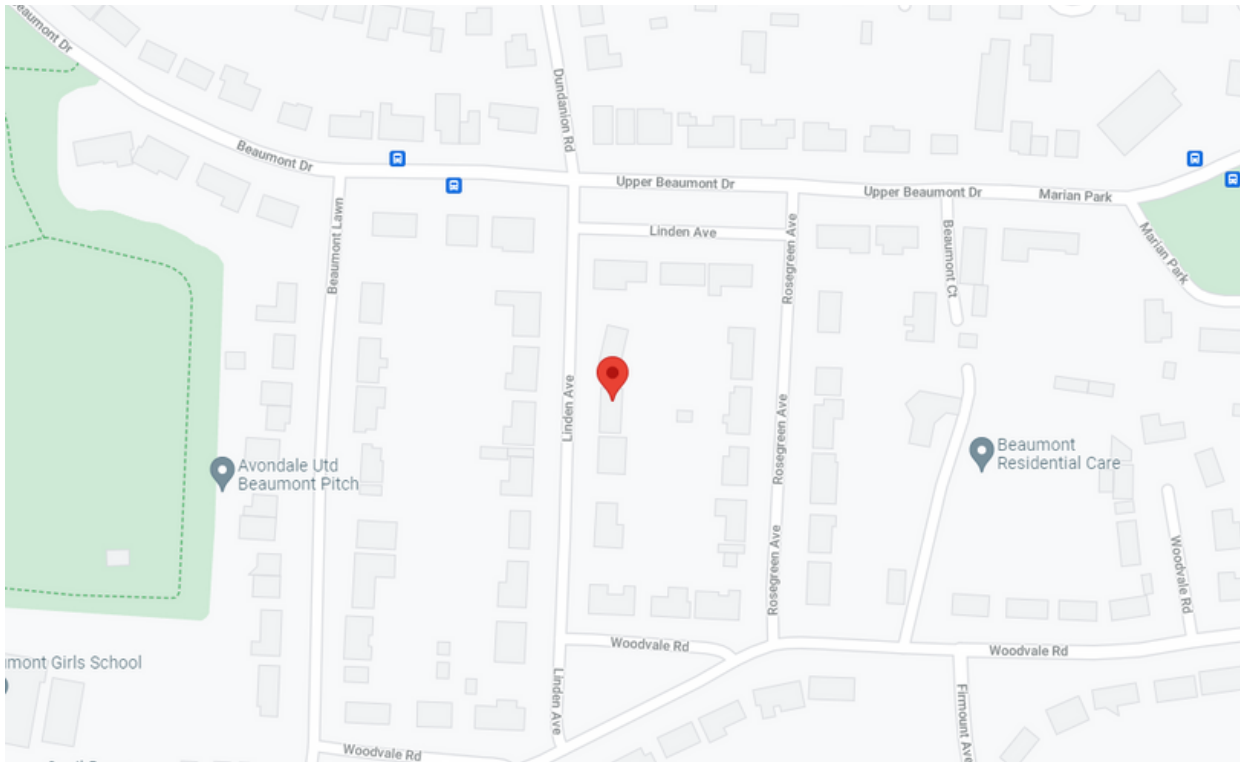
The guest WC features a two piece suite, one window to the side of the property, one wall mounted heater, vinyl floor covering and tiled walls.

| STAIRS AND LANDING

The stairs and landing has been fitted with carpet flooring. At the half landing, one window faces the side of the property and there is one centre light piece, one smoke alarm, two power point and an access hatch to the attic.

| DIRECTIONS

Please see Eircode T12 VHK5 for directions.



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.

| ALL ENQUIRIES TO:

Sean McCarthy BA, DCS, QFA
086 8385768
sean@eracork.ie



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