

4 Cathedral Court, Cloyne, Cork **BER D1**



Two bedroom end of terrace property consists of reception hallway, guest toilet, living room, open plan kitchen/dining area, while upstairs has two spacious bedrooms and family bathroom.



AMV: €110,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 5.5m x 5.18m

An open porch allows access to a teak door with glass top panelling.

The hallway has laminate flooring, neutral décor, one window to the side of the property, one centre light piece, one smoke alarm, two power points and one phone point. Located off the hallway is a guest w.c.



- Guest W.C

Guest toilet features a two piece suite. The area has tiled flooring, tiled splash back, one centre light piece and one extractor fan.

- Living Room 4.0m x 4.56m

This living room has one window to the rear of the property and a sliding door which allows access out to the rear garden. The room has neutral décor, laminate timber flooring, open fire place, one centre light piece, one radiator, six power points, one tv point and storage under the stairs.





- Kitchen/Dining Room 3.26m x 5.24m

Kitchen/dining area features fitted units at eye and floor level throughout. The area has tiled flooring, two windows to the front of the property including curtain rail and curtains. The area has two centre light pieces, stainless steel sink, plumbing for a washing machine, space for a cooker, integrated extractor hood, extensive dining space, one electric storage heater and nine power points.



- Stairs and Landing

Stairs and landing has been sanded and varnished to a high quality finish. At the top of the landing there is one centre light piece, one smoke alarm and access to the attic can be gained from here.

- Bedroom 1 3.84m x 4.55m

A large double bedroom has one window to the rear of the property including curtain rail and curtains. The room has solid timber flooring, one centre light piece, one radiator, four power points, one tv point and one phone point.



- Bedroom 2 3.24m x 4.55m
- Family Bathroom

A large double bedroom has two windows to the front of the property both including curtain rails. The room has neutral décor, solid timber flooring, one electric radiator, four power points and one centre light piece.

Family bathroom features a three piece suite with a corner shower area. The room has tiled flooring and tiling surrounding the shower, tiled splash back, one centre light piece, one extractor fan, one wall mounted light piece and one wall mounted heater.

Features

- Approx. 89 sq. metres (957 sq. ft.)
- Electric heating
- Double glazed windows
- Private rear yard.



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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.



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