



Downey McCarthy

....the people you can trust

22 Chapel Field, Cathedral Road, Gurranabraher, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this immaculately presented, two bedroom terraced property which benefits greatly from its positioning on a spectacular elevated L-shaped, West facing rear garden. The current owners have paid particular attention to detail to the overall presentation of the property both internally and externally resulting in a truly turn key property ready for immediate occupation by a new buyer.



AMV: €285,000

BER B3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Spectacular L shaped West facing rear garden with patio area
- Superb dual aspect open plan kitchen/dining/living area
- Approx. 102.58 Sq. M. / 1,104 Sq. Ft.
- Built in 2006
- BER B3
- Modern, turn key interior finish
- Two spacious double bedrooms
- Ideal first time buy
- Quiet residential development located 20 minutes' walk to Cork city centre
- Positioned on the 202 route to Cork city centre, Mahon Point and Apple Ireland HQ
- Gas fired central heating
- Double glazed windows
- Close to a host of amenities in the area including St. Mary's Primary Care Centre, Mercy Hospital, primary and secondary schools

| RECEPTION HALLWAY

5.22m x 1.9m (17'1" x 6'2")

A PVC door with attractive stain glass centre and side panelling allows access to the main reception hallway. The hallway features attractive neutral décor with high quality laminate timber flooring, one centre light piece, one radiator, extensive under stair storage, a thermostat control for the heating, two power points and one telephone point.



| HOME OFFICE

1.4m x 1.9m (4'5" x 6'2")

Located off the hallway is a home office area which has one window to the rear of the property. There is one centre light piece, laminate timber flooring, two power points and one telephone point. Plumbing is insitu to convert this area to a guest w.c if required.



| OPEN PLAN KITCHEN/DINING/LIVING

4.1m x 8.2m (13'4" x 26'9")

A superb light filled, open plan kitchen/dining/living area offers a dual aspect and features modern fitted units at eye and floor level in an L-shape with extensive worktop counter and tiled splashback. The kitchen includes a stainless steel single sink and drainer unit, an integrated oven/hob/extractor fan, fridge freezer and a washing machine. The room has laminate timber flooring throughout with two light pieces and recessed spot lighting within the dining space and the kitchen area. The room is finished with two radiators, sixteen power points, one thermostat control for the heating, two telephone points and one television point. A door from the room allows access to a rear patio area and rear garden.



| STAIRS AND LANDING

4.1m x 1.9m (13'4" x 6'2")

The stairs and landing is fitted with carpet flooring throughout. At the top of the landing there is extensive space which could be utilised as a home office area, one centre light piece, a sky tube allowing natural light to flow into the area and an access hatch to the attic.



| HALLWAY

1.1m x 4.4m (3'6" x 14'4")

The main hallway off the landing allowing access to the bedrooms has carpet flooring, attractive décor, one centre light piece, two power points and a hot press area which is shelved for storage.

| BEDROOM 1

4.1m x 3.3m (13'4" x 10'8")

A spacious double bedroom had one window to the side of the property including a Venetian blind, a curtain rail and curtains. The room has high quality carpet flooring and an impressive array of built-in units from floor to ceiling. There are six power points, one centre light piece, one telephone point, one television point, a thermostat control for the heating and a door from the room allows access to an ensuite bathroom.



| ENSUITE

The ensuite bathroom features a three piece suite with a Triton Shannon electric shower. The room has floor and wall tiling, one window to the rear of the property, one centre light piece, one radiator, one extractor fan and an access hatch to the attic.



| BEDROOM 2

2.9m x 3.26m (9'5" x 10'6")

A large double bedroom had one window to the rear of the property including a Venetian blind, a curtain rail and curtains. The room has neutral décor, carpet flooring, one centre light piece, one radiator and four power points.



| FAMILY BATHROOM

2.35m x 1.9m (7'7" x 6'2")

The family bathroom features a four piece suite including a mains operated shower fitted over the bath. The room has impressive modern tiling from floor to ceiling, one window to the front of the property, one centre light piece, one extractor fan and one radiator.



| EXTERIOR

A pedestrian footpath allows access from the communal area in Chapelfield to the front door.

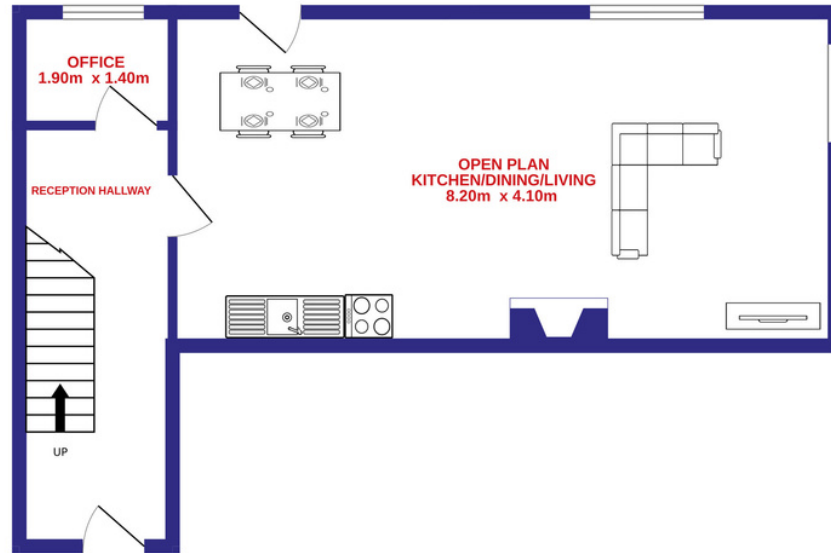
The rear of the property boasts a spectacularly large, elevated L-shaped rear garden which is laid to lawn and has been immaculately maintained. The area boasts a maintenance free patio area located off the kitchen/living/dining space which acts as an extra living area during summer months. Steps from the patio allow access to the raised lawn. The lawn is bordered by mature flower beds and there is a gravelled area with additional raised planting beds. There is external lighting, an external tap and included as part of the sale is a Barna shed.



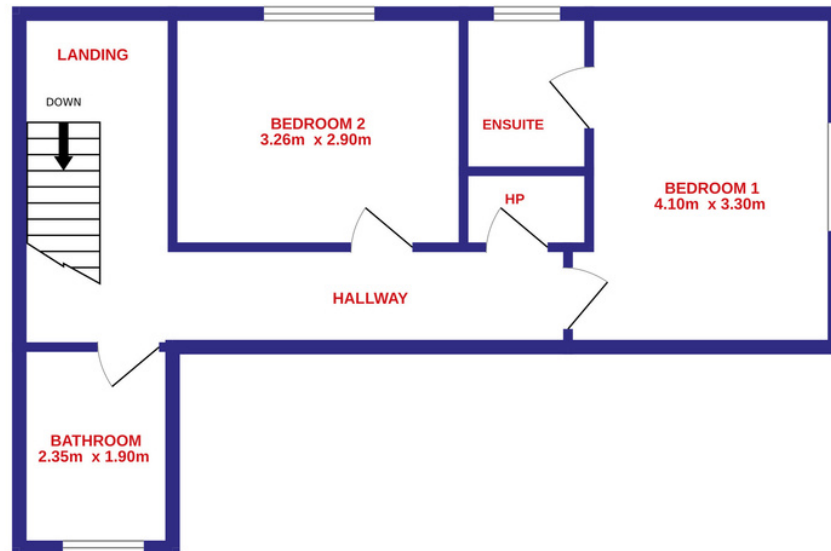
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| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 102.6 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 C1PE for directions.



| ALL ENQUIRIES TO:

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