

## 17 Bakers Road, Gurranabraher, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly positioned, extended, three bedroom semi-detached property, located on a large corner site and offering panoramic views over Cork city centre and surrounding suburbs. This ever popular residential location benefits greatly from its close proximity to all amenities including shops, schools, public houses, fast food outlets, post office, and pharmacies and the property is within a 15 minute walk from Apple Ireland Headquarters. The area is serviced by a regular bus route to Cork city centre and is within a 20 minute walk of the city.

Accommodation consists of reception hallway, living room, kitchen/dining area, shower room, garage and office on the ground floor. Upstairs the property offers three spacious bedrooms, each with ample storage space.

The property is presented in excellent condition and is sure to appeal to a host of buyers. Early viewing is advised.

**AMV: €275,000**

**BER D2**

**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

## | FEATURES

- Extended three bedroom semi-detached property on a large corner site with a purpose built home office
- Approx. 81 Sq. M / 870 Sq. Ft
- Built in 1950
- BER D2 with potential to increase to A2
- Fully externally insulated / Gas fired central heating / Double glazed PVC windows
- Modern fitted kitchen
- Bedrooms fitted with ample built-in wardrobes
- Maintenance free rear yard
- Off street parking for one car
- Close to all amenities
- 15 minute walk to Apple Ireland Headquarters

## | PORCH

1.03m x 1.84m (3'3" x 6'0")

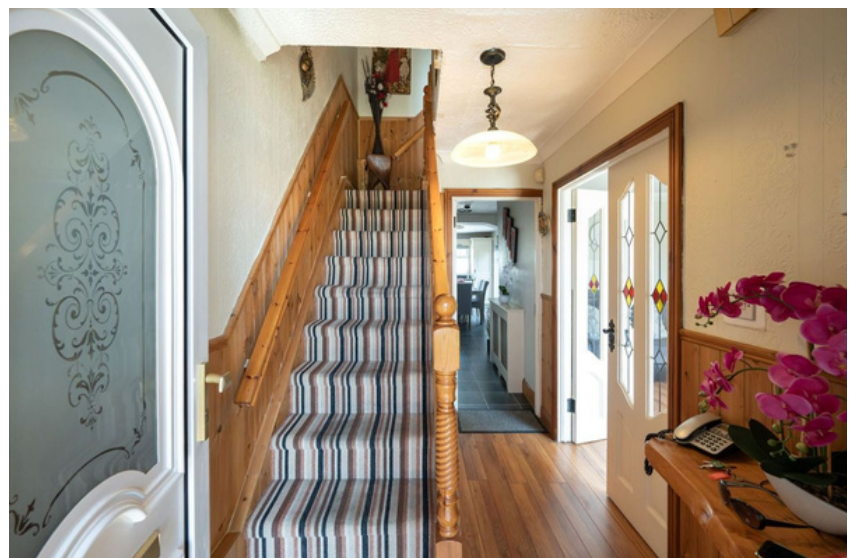
A composite door with stain glass centre and side panelling allows access to the porch. The porch has one window to the front, one window to the side, feature timber panelled walls and ceiling, one centre light piece, and tile flooring. A second PVC door with frosted glass panelling leads through to the main reception hallway.



## | RECEPTION HALLWAY

2.8m x 1.78m (9'1" x 5'8")

The hallway has laminate timber flooring, under stair storage, one centre light piece, one large radiator, ample power points, timber panelling, and neutral décor.



## | LIVING ROOM

4.58m x 2.92m (15'0" x 9'5")

The spacious main living room has one large window to the front of the property offering superb views. The room has laminate timber flooring, attractive covings surrounding the ceiling and centre light piece, a feature open fireplace, built-in display cabinet, two radiators, and power points.



## | KITCHEN/DINING

6.09m x 3.03m (19'9" x 9'9")

The superb extended kitchen/dining area has vinyl flooring, neutral décor, and attractive finishes throughout. The kitchen features modern fitted units at eye and floor level in an L-shape with extensive worktop counter and tile splashback and includes a stainless steel sink, hob and extractor fan, integrated double oven and offers space for a fridge freezer.



The dual aspect room has one window to the rear including blinds, and glass doors to the side allowing access to the patio area. There are two feature light pieces, three radiators, and ample power points throughout.



## | **SHOWER ROOM**

1.84m x 1.82m (6'0" x 5'9")

Located on the ground floor, the shower room features a three piece suite including a corner shower area incorporating a Triton T80 X2 electric shower. There is one window to the rear, floor and wall tiling, one wall-mounted light piece, a heated towel rail.



## | **OFFICE**

4.12m x 4.36m (13'5" x 14'3")

This versatile room has one window to the front of the property, and a frosted glass panel aluminium door allowing access to same. There is laminate timber flooring, one centre light piece, built-in wardrobe units for storage, and one large radiator.



## | **GARAGE/STORAGE**

2.27m x 2.81m (7'4" x 9'2")

Located at the rear of the office this area could be used as a general store office of utility space.



## | STAIRS AND LANDING

0.87m x 2.12m (2'8" x 6'9")

The stairs and landing are fitted with carpet flooring throughout with feature wallpaper and timber panelling. The top of the landing has one centre light piece, and access to the attic.

## | BEDROOM 1

2.83m x 3.79m (9'2" x 12'4")

This large double bedroom has one window to the front of the property offering superb city views. The room has laminate timber flooring, an extensive array of built-in units from floor to ceiling, over stair storage, one centre light piece, one radiator, and ample power points.



## | BEDROOM 2

3.66m x 2.53m (12'0" x 8'3")

A spacious double bedroom has one window to the rear of the property. The room has laminate timber flooring, ample storage, one radiator, one centre light piece, and two power points.



## | BEDROOM 3

2.67m x 2.08m (8'7" x 6'8")

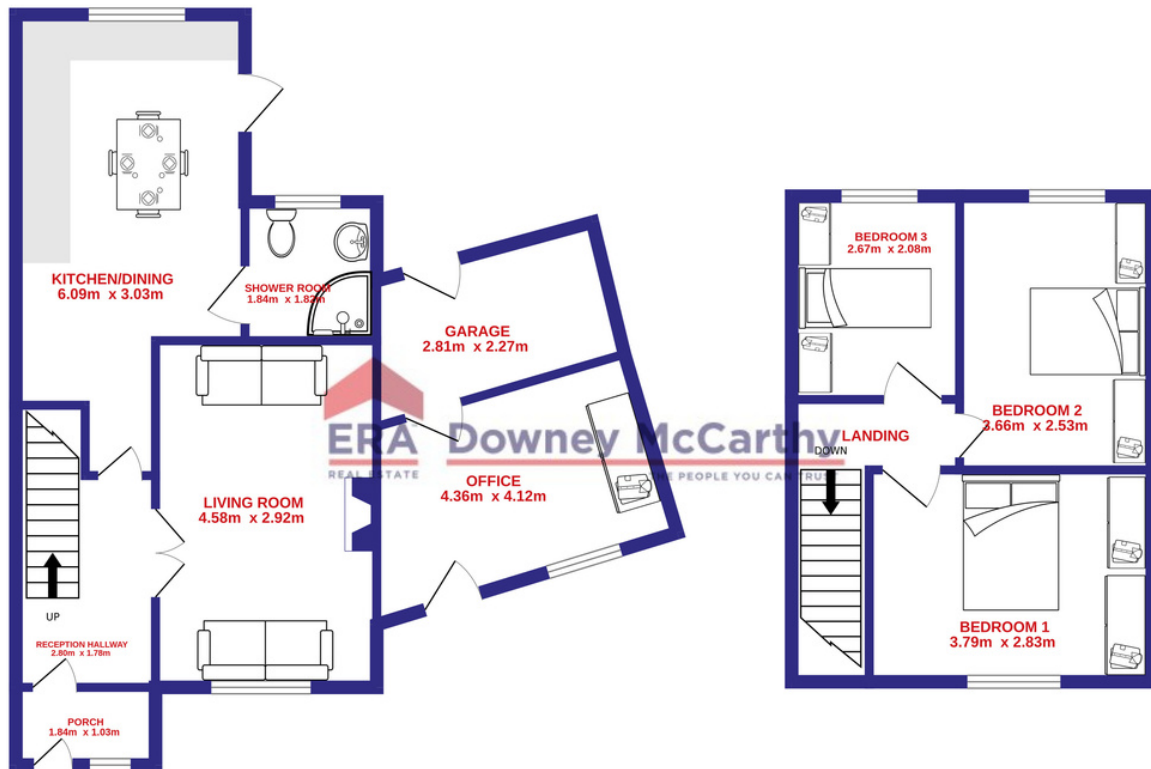
This single bedroom has laminate flooring, neutral décor, one radiator, one window to the rear, one centre light piece, and extensive built-in storage.



## | FLOOR PLAN

GROUND FLOOR

1ST FLOOR



## | GARDENS AND EXTERIOR

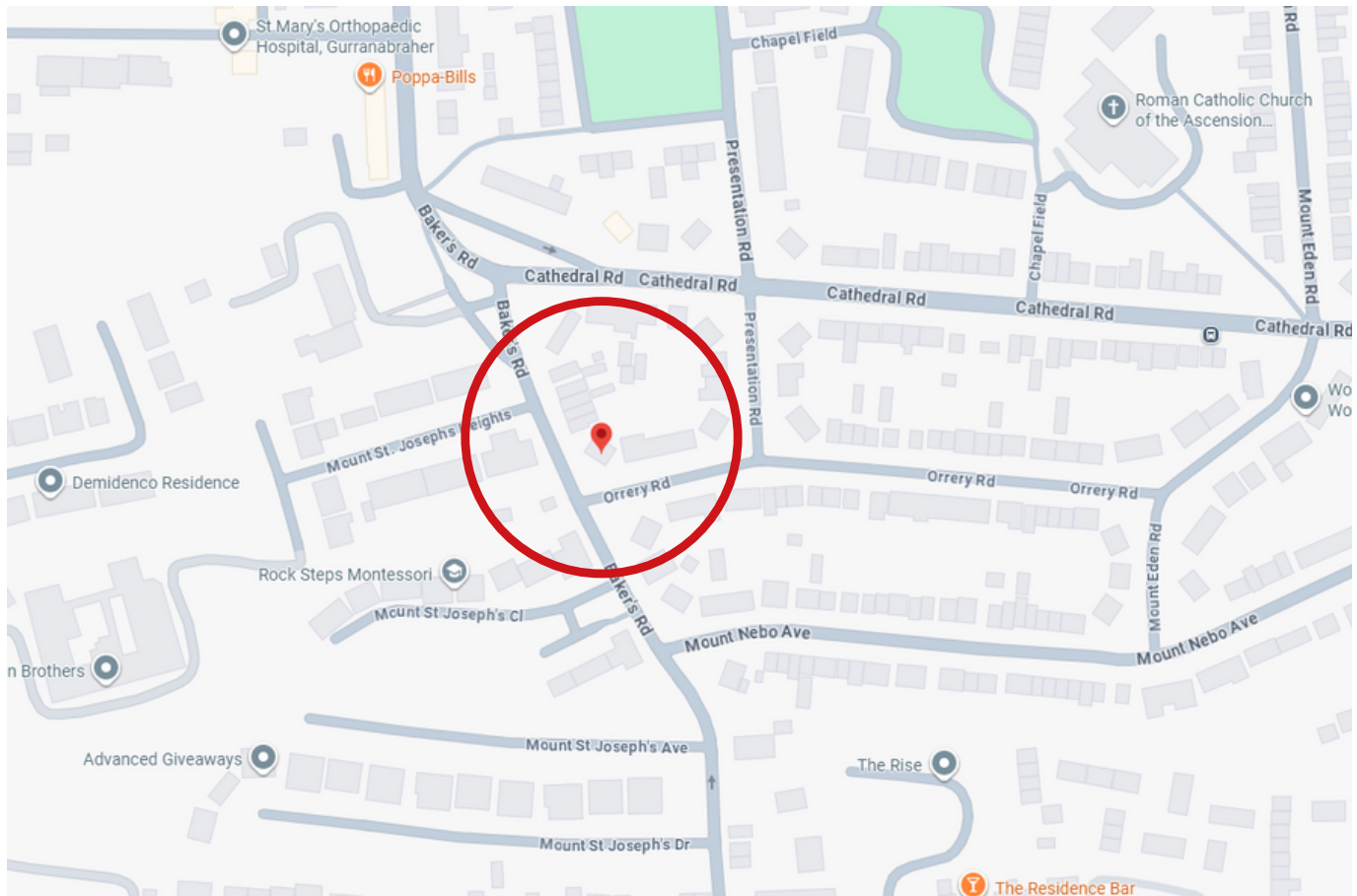


The front of the property is fully enclosed with block built walls and fencing. There is a secure gate allowing access to concrete steps, leading to the front door. There is a large front garden which is laid to lawn which mature shrubs and plants abound. There is off street parking for one car.

The rear of the property is fully enclosed and maintenance free. There is a patio area and steps lead to the rear. Access to the garage/Home office is gained from here.

## | DIRECTIONS

Please see Eircode T23 T62E for directions.



## | ALL ENQUIRIES TO:

**Garry O'Donnell** MIPAV, MMCEPI, TRV  
**087 7522244**  
**[garry@eracork.ie](mailto:garry@eracork.ie)**



**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

**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.