

19 Templeacre Avenue, Gurranabraher, Cork



ERA Downey McCarthy are delighted to present 19 Templeacre Avenue to the market - this is a charming two bedroom terraced property situated in a quiet and popular residential area in Gurranabraher. This lovely home was extended both to the rear and front on the ground floor, has been very well maintained throughout, and is ready to welcome its new owners. With its practical layout, maintenance free outdoor spaces, and ideal location, it presents a fantastic opportunity for first-time buyers and downsizers alike. Viewing comes highly recommended.

Accommodation consists of reception hallway, living room, family room, kitchen, and main family bathroom on the ground floor. Upstairs the property offers two spacious double bedrooms.

AMV: €225,000

BER D2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 77.29 Sq. M. / 832 Sq. Ft.
- Built in the 1950's approx.
- Extended to the rear and front on the ground floor
- BER D2
- Oil fired central heating
- Two double bedrooms upstairs
- Fully enclosed rear garden
- Driveway providing off street parking
- Qualifies for Vacant House Grant
- Close to all amenities including shops, pharmacy, restaurants, pubs, church
- Close to Apple HQ
- 10 minutes' walk to Cork city centre
- Located on the 202 bus route

| RECEPTION HALLWAY

5.87m x 1.05m (19'2" x 3'4")

The reception hallway features attractive tiled flooring, central light fitting, radiator, and convenient access to both the living room and family room.



| LIVING ROOM

3.03m x 3.42m (9'9" x 11'2")

Overlooking the front of the property, this room features solid wooden flooring, ample space for a suite of furniture, radiator and an electric heater. Elegant double doors lead through to the family room.



| FAMILY ROOM

4.09m x 3.51m (13'4" x 11'5")

A spacious area ideal for relaxation, complete with a feature fireplace with open insert, neutral décor, central light fitting and radiator. An open archway flows seamlessly into the kitchen extension.



| KITCHEN

3.88m x 2.03m (12'7" x 6'6")

Fitted with an extensive range of units and worktop space, tiled splash back, and durable tiled flooring. Integrated appliances include a fridge, freezer, oven, hob, extractor fan and stainless-steel sink. A large window provides a view of the rear garden and there's ample space for a dining table. A door leads out to the private rear garden.



| BATHROOM

2.61m x 1.6m (8'5" x 5'2")

Fully tiled with a three piece suite including a built-in shower cubicle featuring a mirrored surround and electric shower. Includes recessed spot lighting, one window to the rear, radiator, and neutral décor.



| STAIRS AND LANDING

3m x 1.08m (9'8" x 3'5")

The stairs and landing are fitted with carpet flooring. The landing has one centre light fitting, attic access, storage press, and a window overlooking the rear garden.



| BEDROOM 1

2.9m x 4.5m (9'5" x 14'7")

A bright and spacious double bedroom overlooking the front of the property, featuring timber flooring, built-in wardrobe, electric radiator, radiator, one centre light fitting, and recessed spot lighting.



| BEDROOM 2

3.14m x 2.29m (10'3" x 7'5")

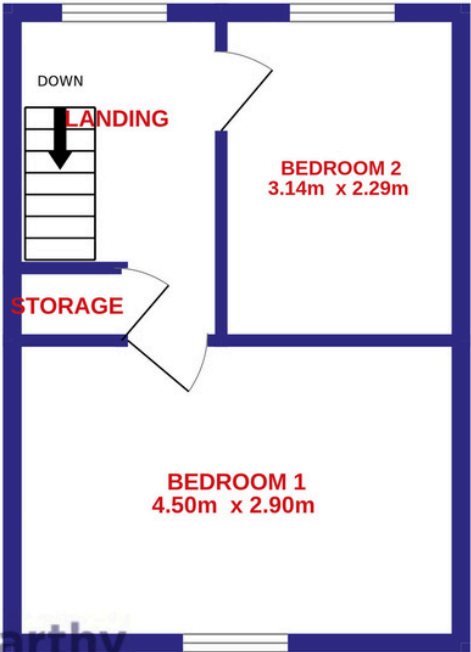
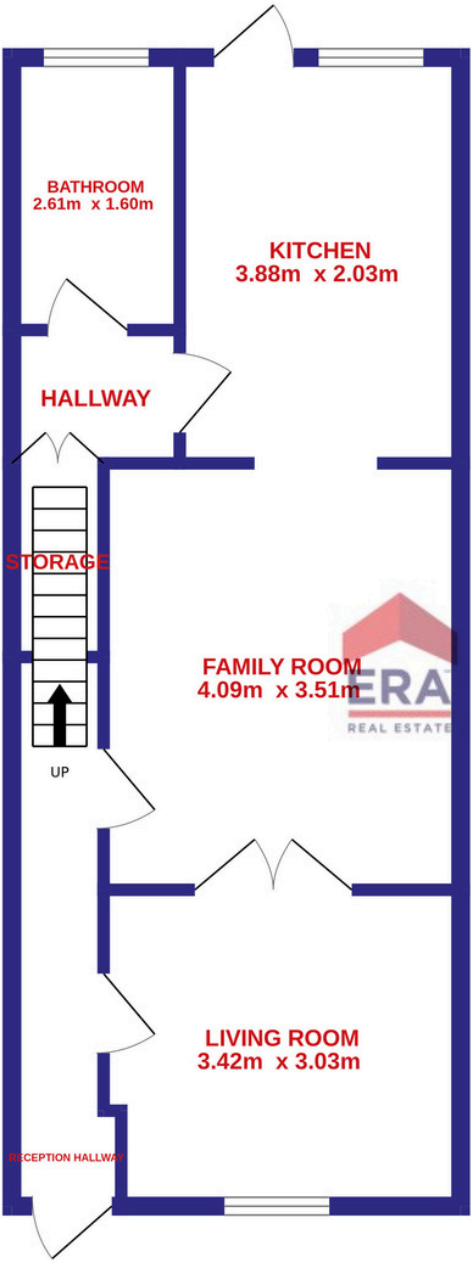
Overlooking the rear garden, this double bedroom features timber flooring, built-in wardrobe, radiator and one centre light fitting.



| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



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| GARDENS AND EXTERIOR

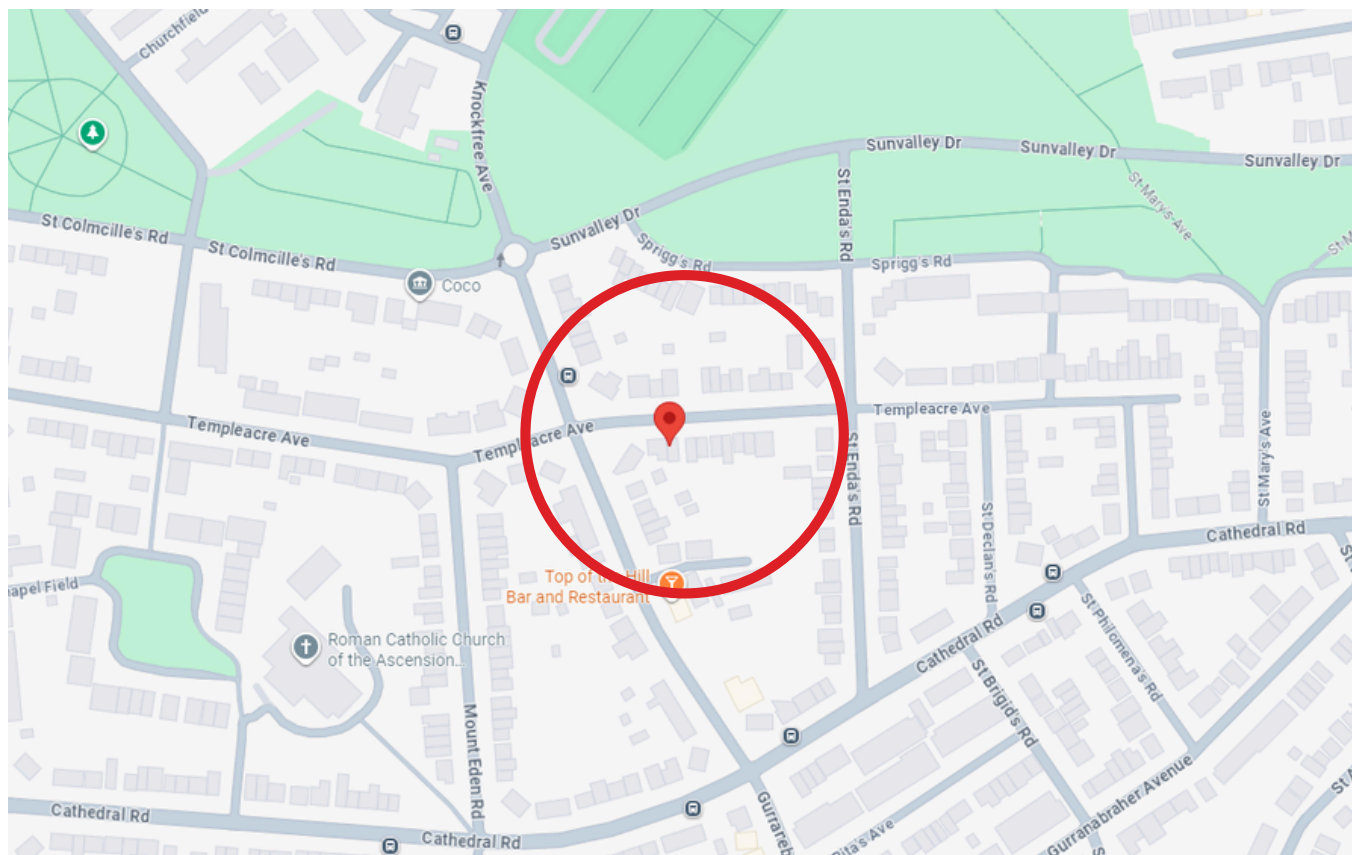


To the front, the property is enclosed with attractive block walls to either side and accessed via an iron gate leading to a private driveway, providing off street parking for one vehicle. The low maintenance front garden features a neat concrete step guiding you to the front door with frosted glass paneling, opening into the bright and welcoming reception hallway.

The rear garden is south facing and fully enclosed for privacy, bordered by timber fencing and block walls. A low maintenance space with patio slabs throughout, it also includes a block built shed, ideal for storage, and the oil tank is also located here.

| DIRECTIONS

Please see Eircode T23 D9DY for directions.



| ALL ENQUIRIES TO:



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