

176 Kilnap Place, Farranree, Cork



ERA Downey McCarthy Auctioneers is delighted to present to the market this well-maintained and recently insulated three bedroom terraced property in Kilnap Place, Farranree. An ideal starter home, No. 176 benefits from an extension to the rear on the ground floor as well as its convenient location close to a number of essential and recreational amenities including Blackpool Retail Park, Apple HQ and Cork city centre.

Accommodation consists of reception hallway, living room, bathroom and an extended kitchen/dining area on the ground floor. Upstairs we have three fine spacious bedrooms and a Stira staircase leads up to the attic.

AMV: €225,000

BER C3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 79.6 Sq. M. / 857 Sq. Ft.
- Built in the 1950's approx.
- BER C3
- The property was wrapped in external insulation
- Attic was insulated also
- Oil fired central heating
- Double glazed windows
- Three bedrooms
- Fully floored attic is ideal for storage
- New roof installed in recent years
- Superb rear garden
- Walking distance to Blackpool Shopping Centre and Retail Park
- Close to primary and secondary schools
- Mature residential area
- Close to Apple HQ
- Easy access to N20 road network
- On the 201 and 203 bus routes

| RECEPTION HALLWAY

5.77m x 2.28m (18'9" x 7'4")

A teak door with frosted glass centre panelling allows access into the main reception hallway. The welcoming hallway has timber flooring, centre light fitting, neutral décor, access to the electrical service board, alarm control point, large radiator and extensive under stair storage.



| LIVING ROOM

4.81m x 2.51m (15'7" x 8'2")

The main living room is quite spacious and it has one window overlooking the front of the property, attractive built-in display and storage units, feature fireplace with electric insert, centre light fitting, and neutral décor.



| KITCHEN/DINING

4.88m x 3.26m (16'0" x 10'6")

The kitchen/dining area is an extension to the rear of the house with one window overlooking the back garden and another window to the side. The kitchen has solid fitted units at eye and floor level with an extensive worktop counter. There is space for an oven/hob/extractor fan, a stainless steel sink, plumbing for a washing machine and a dishwasher, space for a fridge freezer, laminate flooring, radiator, centre light fitting, and ample storage space. Doors allow access to a separate storage area with tile flooring, where the fridge freezer is currently housed, and the rear garden.



| MAIN BATHROOM

1.45m x 1.8m (4'7" x 5'9")

Located on the ground floor, the main family bathroom features a three piece suite including a built-in shower cubicle incorporating a Triton T80 electric shower, frosted window to the rear, floor and wall tiling, centre light fitting, wall-mounted light fitting, and an extractor fan.



| STAIRS AND LANDING

0.88m x 2.2m (2'8" x 7'2")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one centre light fitting, neutral décor, and a Stira staircase allowing access to a fully floored attic.



| BEDROOM 1

2.99m x 4.8m (9'8" x 15'7")

This spacious double bedroom has two windows overlooking the front of the property, extensive array of built-in units for storage, laminate flooring, centre light fitting, large radiator, and neutral décor.



| BEDROOM 2

3.73m x 2.61m (12'2" x 8'5")

Another spacious double bedroom that has one window overlooking the rear of the property, built-in units for storage, laminate flooring, centre light fitting, radiator and neutral décor.



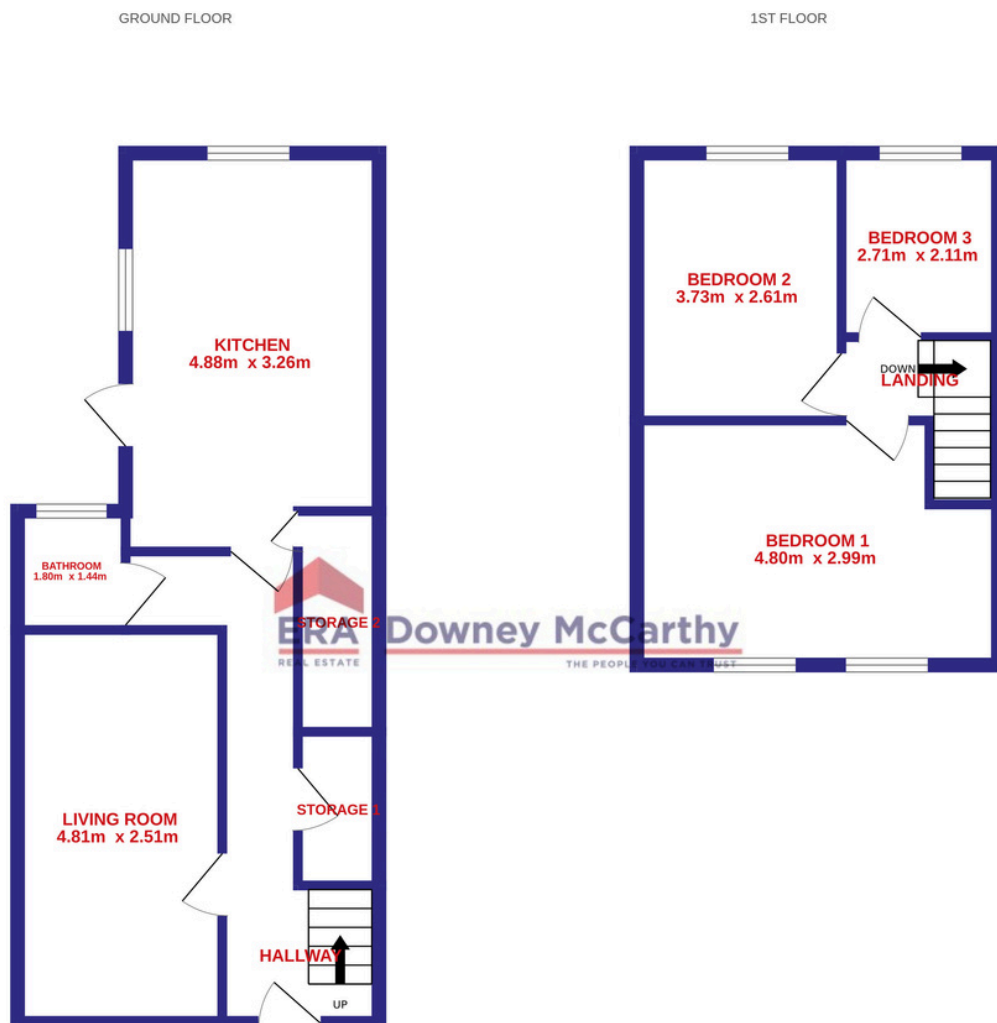
BEDROOM 3

2.71m x 2.11m (8'8" x 6'9")

This single bedroom has one window to the rear of the property, built-in units for storage, laminate flooring, radiator and one centre light fitting.



FLOOR PLAN



| GARDENS AND EXTERIOR

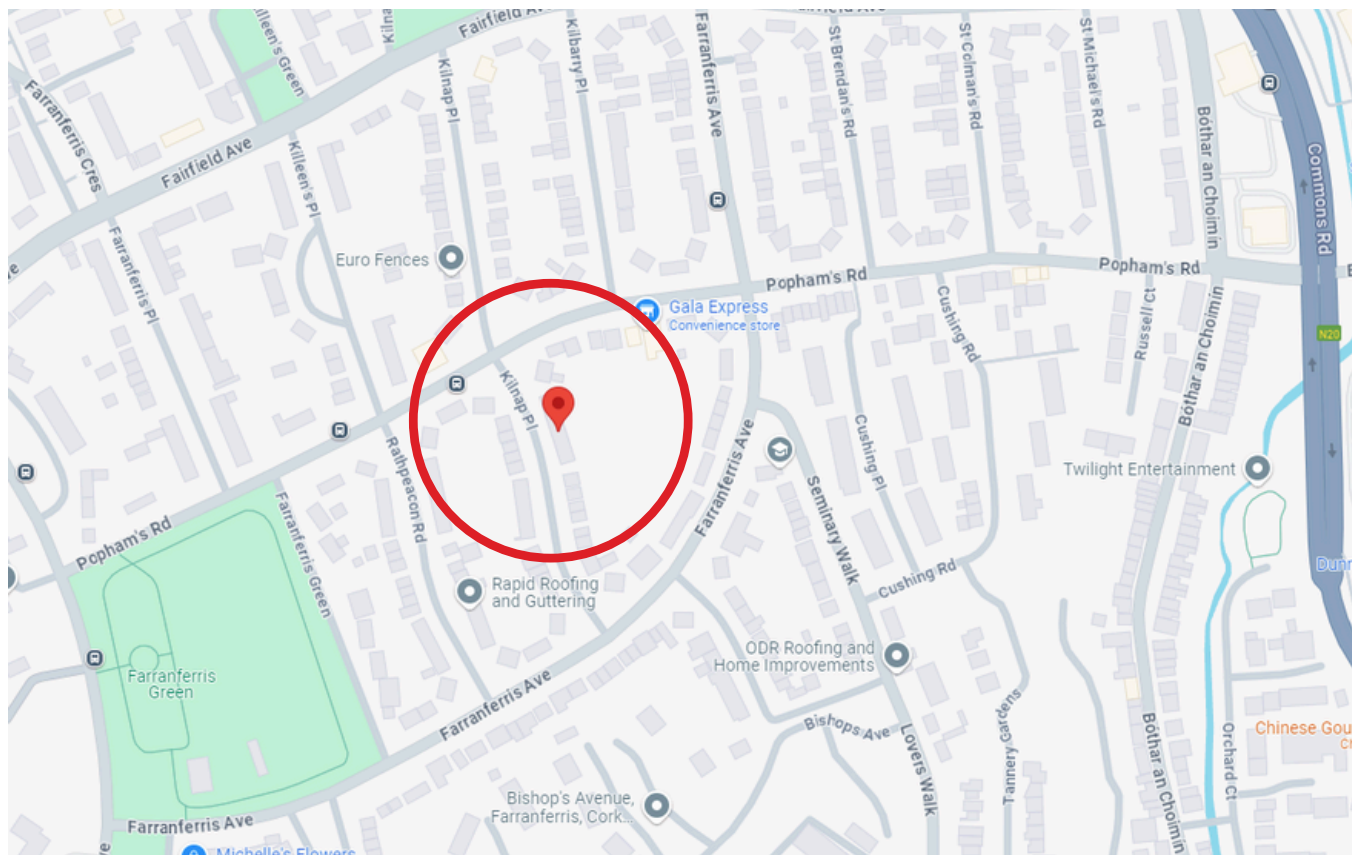


The front of the property is fully enclosed with block built walls and wrought iron fencing. There is a tarmacadam driveway to accommodate off street parking for one vehicle. Steps lead down to the front door.

The rear of the property boasts a superb garden area which is maintenance free. The area is fully enclosed and has a decking area, ideal for outdoor entertaining in the summertime.

| DIRECTIONS

Please see Eircode T23 E8H4 for directions.



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