

## Acoose, Farranlea Park, Model Farm Road, Cork City

**BER E2**



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly positioned 3 bedroom townhouse in the mature and highly desirable residential of Farranlea Park off the Model Farm Road. The property is neatly presented and offers generously proportioned accommodation throughout.



**AMV: €315,000**

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 4.3m x 1.9m

An open porch allows access to a PVC door with glass centre paneling which in-turn allows access to the reception hallway. A bright and spacious reception hallway offers attractive décor with solid timber flooring and decorative picture railing. There is one centre light piece, one large radiator, one smoke alarm, extensive under stair storage and two power points.

- Living Room 3.8m x 3.9m

The main living room has a feature bay window to the front of the property which includes a net blind, curtain rail and curtain. The room has solid timber flooring and an attractive cast-iron fireplace with tile in-lay, tile hearth and timber surround. The room has a picture rail surrounding the entire room, one radiator, four power points and two TV points.



- Lounge/ Formal Dining Room 4.1m x 3.6m

This versatile room could serve a multitude of uses either as a formal dining room or as a second living area. The room has one window overlooking the rear garden which includes a curtain rail and curtain, solid timber flooring, picture rail surrounding the room, an open fireplace, one large radiator, four power points and two TV points.

- Kitchen 4.0m x 2.2m

The kitchen features units at eye and floor level in an L-shape with an extensive worktop counter and tile splash back. Features include tile flooring, one centre light piece, one window to the rear of the property and a PVC door allows access to the rear garden. The kitchen includes space for a fridge freezer and oven and hob, plumbing for a dishwasher, one radiator, one extractor fan and six power points.



- Stairs and landing

The stairs and landing have been fitted with carpet flooring. The area has one centre light piece and one smoke alarm.

- Bedroom 1                      4.1m x 3.9m

A superb main bedroom has one window to the rear of the property overlooking the rear garden. The room has solid timber flooring, one large radiator, one centre light piece and four power points.



- Bedroom 2                      3.9m x 3.9m

A superb double room offers a feature bay window to the front of the property which includes a net curtain, curtain rail and curtains. The room has solid timber flooring, one large radiator, one centre light piece, decorative picture rail and four power points.



- Bedroom 3                      2.5m x 2.4m

A single room has one window to the front of the property which includes a net blind, curtain rail and curtain. The room has solid timber flooring,



one radiator, one centre light piece and two power points.

- Main Bathroom 1.9m x 2.0m

The main bathroom features a three piece suite, incorporating a Mira Elite ST located over the bath. The room has solid timber flooring, PVC paneling surrounding the bath and integrated storage under the sink. There is one window to the rear of the property, one centre light piece, one radiator, access to the attic is gained from this area and built-in storage space.

## Features

- Approx. 1000 Sq Ft
- Substantial rear garden offering potential to substantially extend the current accommodation
- Independent access to the rear garden
- Gas fired central heating
- Double glazed windows
- Ideal starter home/trade down
- Three spacious bedrooms
- Two ground floor reception rooms
- BER E2
- Built in 1930

## Directions

For directions please see the Eircode T12K2D0



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