

20 Murmont Crescent, Montenotte, Cork City



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superb three-bedroom semi-detached property situated in the much sought-after location of Murmont Crescent, Montenotte. The property benefits from its positioning close to all local amenities including primary and secondary level schools, shops, cafes, bars and the No 208 bus routes.



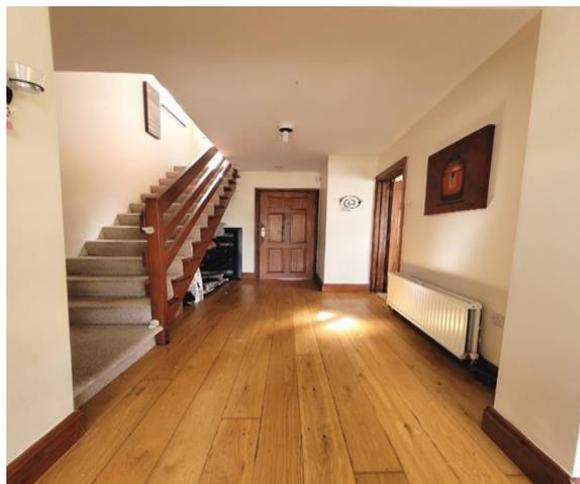
AMV: €285,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 3.4m x 2.7m

A teak door with glass top panelling allows access into the reception hallway.



The reception hallway has attractive décor with semi-solid oak timber flooring, recess spot lighting and two windows overlooking the front of the property with roller blinds. The main hallway has a continuation of the solid timber flooring, under stair storage, one centre light fitting, one radiator and two power points.

- Living Room 3.4m x 3.7m

The living room has a window overlooking the front of the property including a curtain rail and curtains. Features include coving, one centre light fitting, carpet flooring, one radiator and four power points.



- Kitchen/Dining 3.3m x 6.4m

Located at the rear of the property the kitchen/dining area has one window overlooking the garden with curtain rail and curtain and a PVC door with glass centre and side panelling allowing access out to the rear. The kitchen has maple units at eye and floor level on both sides of the room with extensive worktop counter space and a tiled splash back. The kitchen accommodates space for a fridge freezer, plumbing for a washing machine and dishwasher and an integrated extractor fan, oven

and hob. There is a stainless steel sink, one centre light fitting and seven power points.

The dining area has tile flooring, a gas fire with a timber surround and granite hearth, one centre light fitting, one radiator and four power points.

The stairs and landing have been fitted with carpet flooring. The landing has one window to the side of the property, a hot press which is shelved for storage and houses the gas boiler.

A double bedroom located at the rear of the property has one window with a curtain rail and curtains. Features include high quality laminate timber flooring, built-in units from floor to ceiling, one centre light fitting, one radiator and four power points.



A spacious double bedroom has one window overlooking the front of the property with a curtain rail, curtains and a net blind. The room has laminate timber flooring, attractive neutral décor, one centre light fitting, one radiator, wall mounted shelving and two power points.



A spacious single room has one window to the front of the property including a net blind. The room has impressive built-in Sliderobe fitted units, carpet

- Stairs and landing 2.4m x 2.0m

- Bedroom 1 3.4m x 4.3m

- Bedroom 2 3.5m x 2.8m

- Bedroom 3 2.5m x 3.5m

flooring, one radiator, one centre light fitting and two power points.

- Bathroom 1.9m x 2.0m

The bathroom features a three piece suite and has tiling throughout. an electric shower fitted over the bath, one centre light fitting, one radiator and one window to the rear of the property.

Features

- Approx. 92.4 Sq. M / 995 Sq. Ft
- Year Built 1978
- BER E1
- Gas fired central heating
- Double glazed windows
- South-facing rear aspect
- Much sought-after mature location
- Close to all amenities
- Located on the 208 bus route

Directions

Please see Eircode T23D2T5 for directions.



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