

2 Roselawn, Pouladuff Road, City Centre Sth, Cork



ERA Downey McCarthy auctioneers are delighted to launch to the market this immaculately maintained and recently renovated three bedroom terraced property in an ideal location. The property benefits from close proximity to Cork City Centre, The Lough and UCC and also it is very easily accessed from the South Ring Road.



€250,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 5.3m x 1.7m
- Sitting Room 3.5m x 3.0m

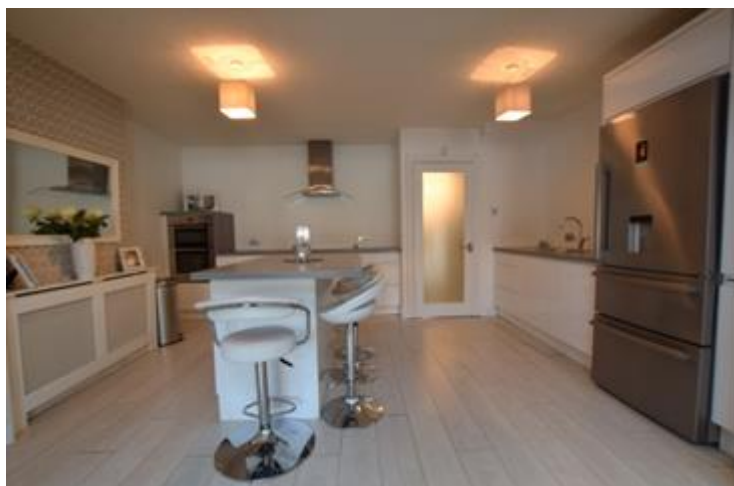
A bright spacious hallway with laminate timber flooring. Features include one centre light fitting, radiator, alarm system and a storage area under the stairs. The storage area under the stairs is plumbed for a washing machine and dryer.

The sitting room has one window overlooking the front of the property, laminate timber flooring, a radiator disguised beneath a decorative radiator cover and a marble fireplace with electric fire insert. Also included are one centre light fitting, four power points and a glass panel door allows access to the hallway.



- Open Plan Kitchen/Dining/Living Room 7.4m x 5.0m

A superb open plan kitchen/dining/living room with magnificent modern design. Features include six power points, one centre light fitting, sink, space for a fridge freezer, extensive worktop area, island, integrated oven and hob in the kitchen area. A magnificent extension to the back of the property provides added living space. Features here include four power points, recessed lighting and a Velux window with extensive natural daylight. A distinctive feature of the room is the insert stove. A door at the end of the room allows access to the garden.





- Stairs & Landing

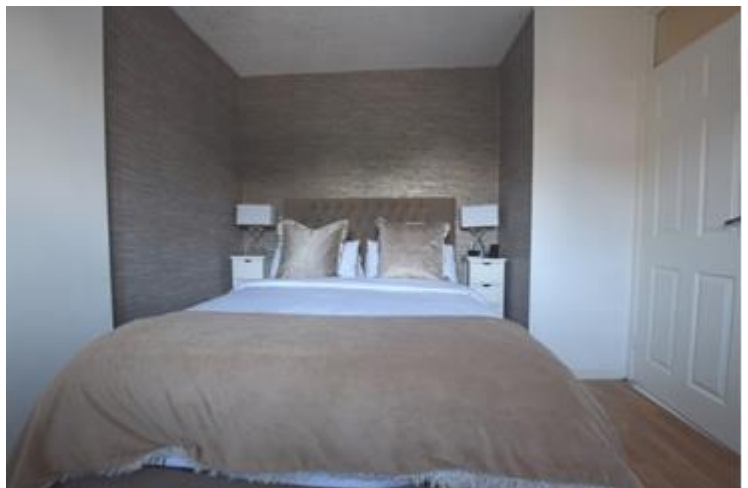
The stairs and landing are fully carpeted. The landing has one centre light piece, a hot press area that is shelved for storage and solid doors lead into all rooms.

- Main Bathroom 2.1m x 1.8m

The bathroom has tiling from floor to ceiling. Features of the bathroom include a w.c, one centre light fitting, an electric pull cord shower, wash hand basin with a built-in storage area below and mirror with glass shelving.

- Bedroom 1 3.6m x 3.0m

A spacious double bedroom with laminate timber flooring and one window looking out over the rear of the property. Features of the room include one centre light fitting, one radiator and two power points.



- Bedroom 2 3.7m x 2.7m

This double bedroom has one window overlooking the front of the property. The room has carpet flooring, one radiator, one power point and one centre light piece.



• Bedroom 3 2.2m x 2.1m

This single bedroom has carpet flooring, one single light fitting, one radiator and a single power point. The window overlooks the front of the property.

• Attic 3.7m x 4.7m

The attic has recessed spot lights, two Velux windows overlooking the rear of the property, four power points, carpet flooring and space for storage.

Features

- Approx. 953 sq.ft. (88.5 sqm) excluding attic
- Natural Gas fired central heating
- Double glazed windows
- Real fire stove
- Kitchen newly renovated
- Spacious back garden
- Stunning modern décor

Directions

Please see Eircode T12 E9H0.



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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.



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