

## 16 The Lawn, Innishannon, Cork.



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this 3 bedroom townhouse positioned in the heart of Innishannon Village. Set behind a mature stone wall off the main street, the property fronts onto a picture perfect, landscaped communal garden space. The property offers easy access to all local amenities and is sure to attract the attention of a host of buyers.



AMV €150,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 3.03m x 1.88m

A sliding door allows access to a porch area with tile flooring. The porch area in turn leads to a teak door with glass centre and side paneling which allows access into the reception hallway.

The hallway has laminate timber flooring and one centre light piece. Other features include three power points, two phone points and one radiator.

- Living Room 3.8m x 3.3m

The living room has one window to the front of the property and laminate timber flooring. The room has built-in units on both sides of an open fireplace, one centre light piece, coving, one radiator, six power points and one television point.



- Kitchen/Dining 4.0m x 5.3m

A spacious open plan kitchen/dining area features oak fitted units in an L-shape at eye and floor level with an extensive worktop counter space and a tile splash back. There is one window overlooking the rear yard as well as a door allowing access to the back of the property. Features include vinyl floor covering, two centre light piece, a stainless steel sink, an integrated extractor hood, an open fireplace, under stair storage and seven power points.

Located off the kitchen/dining, the under stair storage has carpet flooring, four power points and one centre light piece. This area could act as a utility area if required.



- Stairs and landing

The landing has laminate timber flooring, three power points, one centre light piece, one smoke alarm, a hot press area which is shelved for storage. Access to the attic is gained from this area.

- Bedroom 1                      3.9m x 3.3m

This large double bedroom has one window to the rear of the property. The room has laminate timber flooring, built-in units from floor to ceiling, one centre light piece, one radiator and four power points.



- Bedroom 2                      3.9m x 3.3m

This double room has one window to the front of the property overlooking the picturesque grounds within the development. The room has laminate timber flooring, one centre light piece, one radiator and two power points.



- Bedroom 3                      2.6m x 2.5m

This single room has one window to the front of the property. Features include one centre light piece, laminate timber flooring, one radiator, two power points and a phone point.



- Family Bathroom 1.7m x 1.2m

The family bathroom features a three piece suite with a Mira Elite ST electric shower fitted over the bath. The room has vinyl floor covering, tiled walls, built-in storage under the sink, one radiator and one centre light piece.

## Features

- Teak double glazed windows
- BER- Pending
- Approx. 970 Sq Ft
- Solid fuel heating system
- Picturesque setting in the heart of Innishannon village
- Enclosed rear yard
- On street parking
- Ideal first time buy/investment/downsizing property
- Close to all amenities including shops, bars, restaurants, schools, churches and bus routes
- 10 minute drive to Bandon
- 20 minute drive to Cork city centre

## Directions

Please use the Eircode T12 CFX2 to locate the property or see the exact location on the attached map.



Garry O'Donnell  
60 South Mall, Cork  
087 7522244  
garry@eracork.ie

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.



AMV €150,000

PSRA Licence No. 002584