



Downey McCarthy

...the people you can trust

25 Seminary Walk, Farranree, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this super three bedroom, mid terraced property that is very well maintained and ideally suited to a first time buyer/owner occupier. Seminary Walk is situated in a convenient location in Farranree, located just 10 minutes' walk from Blackpool Shopping Centre and Retail Park, and a host of amenities are nearby including shops, supermarkets, crèches, primary & secondary schools, gyms, bars and restaurants etc.



AMV: €175,000

BER D2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 68 Sq. M. / 729 Sq. Ft.
- Built in the 1940's approx.
- BER D2
- Natural Gas fired central heating
- New boiler installed in 2022
- Well-maintained throughout
- Attractive laminate timber flooring
- Three bedrooms upstairs
- Enclosed rear garden, potential to extend to the rear
- Walking distance to a host of local amenities including Blackpool Shopping Centre.
- On the 201 and 203 bus routes
- Easy access to the N20 road network to Cork city centre, Blarney, Mallow

| RECEPTION HALLWAY

2.11m x 1.78m (6'9" x 5'8")

A solid door with centre glass panelling allows access to reception hallway which has attractive timber flooring, radiator, centre light piece, main fuse board, smoke alarm and solid doors leading to all rooms.

| LIVING ROOM

4.42m x 3.68m (14'5" x 12'0")

This spacious living room has one large window to the rear of the property, attractive timber flooring, and there is plenty of space for a suite of furniture. The room has a feature fireplace, built-in unit for storage, display cabinet, television point, centre light piece, neutral décor and a radiator. A doorway from the living room allows access to the kitchen.



| KITCHEN

2.06m x 1.65m (6'7" x 5'4")

The kitchen has one window to the front of the property, attractive wooden floor, units at eye and floor level with worktop counter and tiled splashback, stainless steel sink, oven, washing machine, radiator and centre light piece.



| REAR HALLWAY

4.05m x 0.86m (13'2" x 2'8")

The rear hallway has a door allowing access to the rear garden.

| BATHROOM

2.11m x 1.33m (6'9" x 4'3")

Located on the ground floor, the bathroom features a three piece suite including a corner shower cubicle, attractive timber flooring, radiator, centre light piece, storage under the sink and frosted window to the front of the property.



| STAIRS AND LANDING

3.85m x 2.1m (12'6" x 6'8")

The landing has attractive neutral carpet fitted throughout, centre light piece and an access hatch to the attic. Solid doors lead to all rooms.

| BEDROOM 1

2.88m x 5m (9'4" x 16'4")

The main bedroom is currently in use as an office. There are two windows overlooking the front of the property which allows extensive natural light to fill the area. This most spacious room has new high quality laminate timber flooring, a feature fireplace, a built-in unit for storage, radiator, centre light piece, neutral décor and the gas boiler is housed here.



| BEDROOM 2

3.68m x 2.8m (12'0" x 9'1")

This double bedroom has one window to the rear of the property, attractive laminate timber flooring, a feature fireplace, neutral décor, radiator and centre light piece.



| BEDROOM 3

2.71m x 2.08m (8'8" x 6'8")

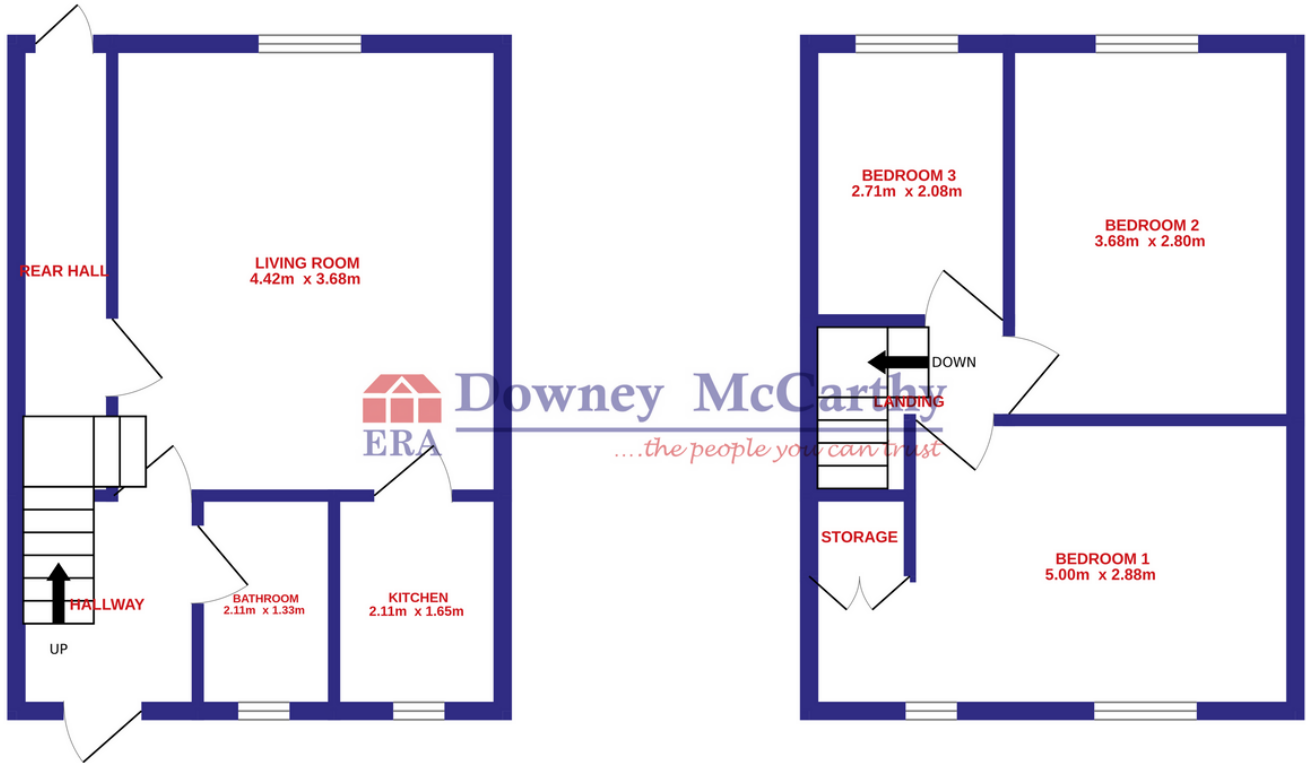
This single bedroom has a window to the rear of the property, attractive laminate timber flooring, radiator and centre light piece. This room is currently in use as a walk-in wardrobe.



| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



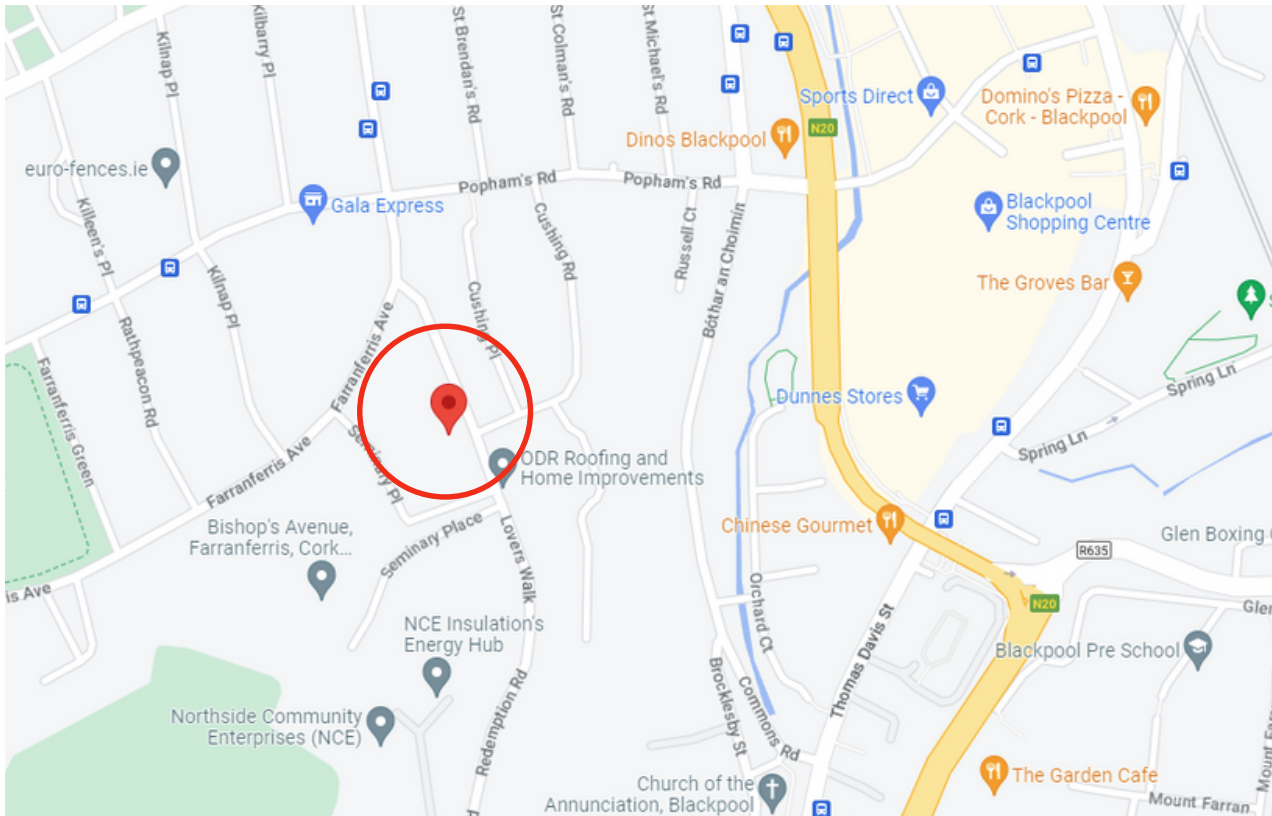
TOTAL FLOOR AREA : 67.7 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| DIRECTIONS

Please see Eircode T23 N1W5 for directions.



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Solicitor Details:

Don Murphy, Murphy & Condon Solicitors, 69 Shandon Street, North Gate Bridge, Cork

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