

16 Barretts Terrace, Gurrabraher, Cork



Garry O'Donnell of ERA Downey McCarthy is delighted to present to the market this beautifully presented and extended three bedroom mid-terrace property which benefits from its elevated position offering panoramic views over Cork city centre. The property offers a magnificent rear extension incorporating a kitchen/dining area, a superb attic conversion room suitable for a range of uses and a fully enclosed rear garden.



AMV: €225,000

BER C3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 96.7 Sq. M / 1,041 Sq. Ft.
- Extended kitchen/dining to the rear
- Converted attic
- Built approx. 1960
- BER C3
- Gas fired central heating
- Double glazed windows
- Three bedrooms
- Elevated south facing site offering panoramic views over Cork city centre
- Fully enclosed and spacious rear garden with decking areas
- Ideal location close to all amenities including Apple Ireland HQ, UCC, Mercy University Hospital, Tyndall Institute & Cork city centre
- Located on the 202 and 202A bus routes
- Potential rent of €1,100 per month from 01/01/2024

| RECEPTION HALLWAY

1.15m x 1.84m (3'7" x 6'0")

A PVC door with glass centre and top panelling allows access to the main reception hallway. The hallway has semi-solid timber flooring, attractive décor, recessed spot lighting, two power points and one radiator cleverly disguised behind a radiator cover.

| LIVING ROOM

4.7m x 3.9m (15'4" x 12'7")

A superb living room has one window to the front of the property including a roller blind, a curtain rail and curtains and offering picturesque views over Cork city centre. The room is attractively decorated with a neutral colour palette, high quality semi-solid oak timber flooring and an impressive open fireplace. Other features include one centre light piece, recessed spot lighting, six power points, two television points, two telephone points and under stairs storage.



| REAR HALL

1.8m x 1.9m (5'9" x 6'2")

This area has a continuation of the solid timber flooring from the living room, one radiator, two power points and recessed spot lighting. There is access to under stair storage from this area together with access to the extended kitchen/dining area and family bathroom.

| KITCHEN/DINING

4m x 4.1m (13'1" x 13'4")

A beautifully presented kitchen/dining area is flooded with natural light owing to the installation of two large Velux windows, one window to the rear of the property and double glass doors within the room. There is laminate timber flooring throughout, one centre light piece, feature recessed lighting, one large radiator and thirteen power points. There are impressive modern fitted units at eye and floor level in an L-shape with worktop counter, tiled splashback and strip lighting under the eye level units. The kitchen includes an integrated oven/hob/extractor fan, dishwasher, fridge freezer and a washing machine. The room offers plentiful dining space.



| BATHROOM

1.8m x 2.9m (5'9" x 9'5")

The family bathroom features a magnificent four piece suite including a corner shower area incorporating a Triton T80Z electric shower. The room has impressive floor and wall tiling, recessed spot lighting, one large radiator, one extractor fan and one window to the rear of the property.



| FIRST FLOOR STAIRS AND LANDING

3.8m x 2.1m (12'4" x 6'8")

The stairs and landing are fitted with new carpet flooring throughout. The area has attractive décor, one window of the front of the property with views over Cork city, two power points and two light pieces.



| BEDROOM 1

2.8m x 3m (9'1" x 9'8")

A spacious double bedroom has one window to the front of the property including a roller blind and a curtain rail. The room has high quality laminate timber flooring, one centre light piece, one large radiator, eight power points and one television point.



| BEDROOM 2

3.67m x 2.6m (12'0" x 8'5")

A large double bedroom has one window to the rear of the property including a curtain rail and curtains. The room has laminate timber flooring, attractive décor, one centre light piece, one radiator, eight power points and one television point.



| **BEDROOM 3**

2.7m x 2.1m (8'8" x 6'8")

A large single bedroom has one window to the rear of the property, high quality semi-solid timber flooring, one centre light piece, one large radiator, built-in storage and six power points.



| **SECOND FLOOR STAIRS AND LANDING**

A staircase from the first floor landing allows access to an attic storage room.

| **ATTIC**

2.85m x 4.75m (9'3" x 15'5")

This room has solid timber flooring sanded and varnished to a high quality finish, timber panelled ceiling, recessed spot lighting, two Velux windows to the rear of the property, one radiator, ten power points and two television points.



| GARDENS AND EXTERIOR

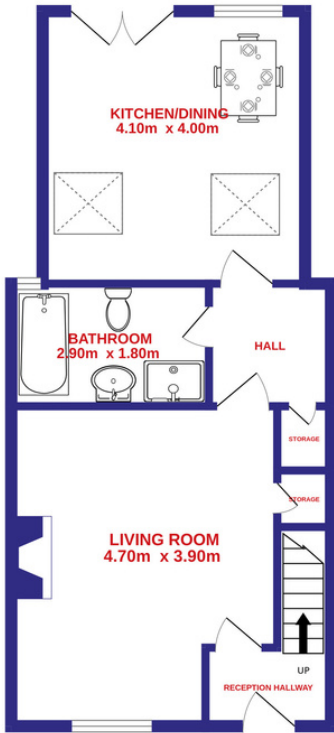


Steps from the main footpath allow access to an enclosed front yard. This area has a mixture of maintenance free gravel and patio slabs. The property offers panoramic views over Cork city centre and enjoys a sunny Southerly aspect.

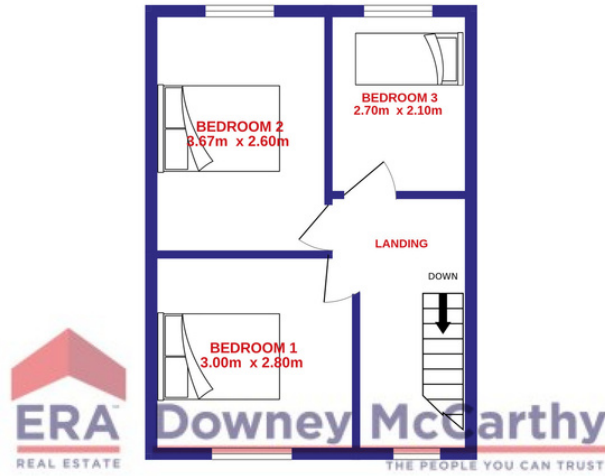
Double doors off the kitchen/dining area allow access to a rear decking area. Steps from here allow access to a raised garden area which is laid to lawn. The property is fully enclosed with timber fencing on both sides. The rear garden includes an elevated decking area and block built shed for storage.

| FLOOR PLAN

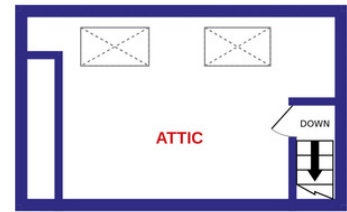
GROUND FLOOR



1ST FLOOR



ATTIC



TOTAL FLOOR AREA : 96.7 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 K2V3 for directions.



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Downey McCarthy

THE PEOPLE YOU CAN TRUST

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