

17 Tonyville, High Street, Cork



Judy O'Brien of ERA Downey McCarthy Auctioneers is delighted to present this well maintained and conveniently located two bedroom detached property to the market. 17 Tonyville is a just a short stroll from the vast array of amenities that the area and Cork city centre has to offer including primary and secondary schools, bars, restaurants, St Finbarr's Hospital, South Infirmary Hospital, supermarkets and more. Viewing highly recommended.



AMV: €275,000

BER C3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 59 Sq. M. / 635 Sq. Ft.
- Built in 2006
- BER C3
- Not Rent Capped
- Electric heating
- Double glazed PVC windows
- Two spacious double bedrooms each with own ensuite bathroom
- Enclosed rear yard
- On street parking
- 10 minutes' walk to Cork city centre
- Close to local amenities including primary and secondary schools, bars, restaurants, St Finbarr's Hospital, South Infirmary Hospital, supermarkets, pharmacy
- Easy access to N27 road network
- Located on a main bus route

| RECEPTION HALLWAY

4.94m x 1.2m (16'2" x 3'9")

The reception hallway features tile flooring, one centre light piece and neutral décor. A door allows access to the kitchen/dining area.



| KITCHEN/DINING

3.5m x 3.22m (11'4" x 10'5")

Located to the front of the property, the kitchen/dining area has one window, tile flooring, one centre light piece, space for a dining table and one electric heater. The kitchen features modern fitted units at eye and floor level in an L-shape with worktop counter and tile splashback. The kitchen includes a stainless steel sink, washing machine, oven/hob/extractor fan, fridge/freezer and ample power points. A door allows access to the living room.



| LIVING ROOM

3.45m x 4.42m (11'3" x 14'5")

The living room has one window overlooking the rear yard and a door with glass panelling allowing access to same. The room features carpet flooring, one centre light piece, one radiator, neutral décor and power points. A door from the living room allows access to the guest w.c.



| GUEST W.C

1.55m x 0.83m (5'0" x 2'7")

The guest w.c features a two piece suite, carpet flooring and one centre light piece.

| STAIRS AND LANDING

2.71m x 1.8m (8'8" x 5'9")

The stairs and landing features carpet flooring. At the top of the landing there is one centre light piece, an access hatch to the attic and solid doors leading to two double bedrooms.



| **BEDROOM 1**

2.27m x 4.43m (7'4" x 14'5")

This spacious double bedroom has two windows to the front of the property, allowing extensive natural light to flood the area. The room features carpet flooring, one centre light piece, power points, one electric heater and an impressive array of built-in wardrobe units from floor to ceiling. A door allows access to the ensuite bathroom.



| **ENSUITE 1**

0.91m x 2.49m (2'9" x 8'1")

The ensuite bathroom features a three piece suite including a shower cubicle incorporating an electric shower. The ensuite features floor and wall tiling, one centre light piece and one extractor fan.



| **BEDROOM 2**

3.01m x 2.5m (9'8" x 8'2")

Another spacious double bedroom has one window to the rear of the property, carpet flooring, one centre light piece, power points and one electric heater. A door allows access to the ensuite bathroom.



| ENSUITE 2

1.38m x 1.8m (4'5" x 5'9")

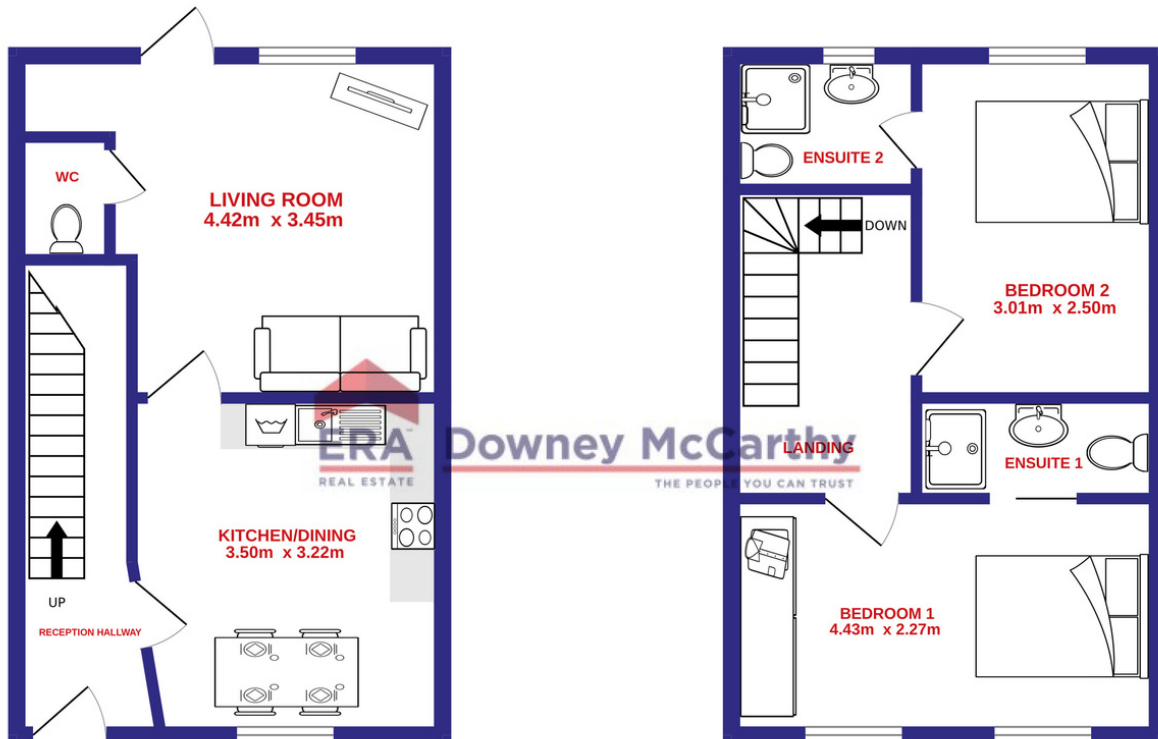
The ensuite bathroom features a three piece suite including a shower cubicle incorporating an electric shower. The ensuite features floor and wall tiling, one window to the rear of the property, one centre light piece and one extractor fan.



| FLOOR PLAN

GROUND FLOOR

1ST FLOOR

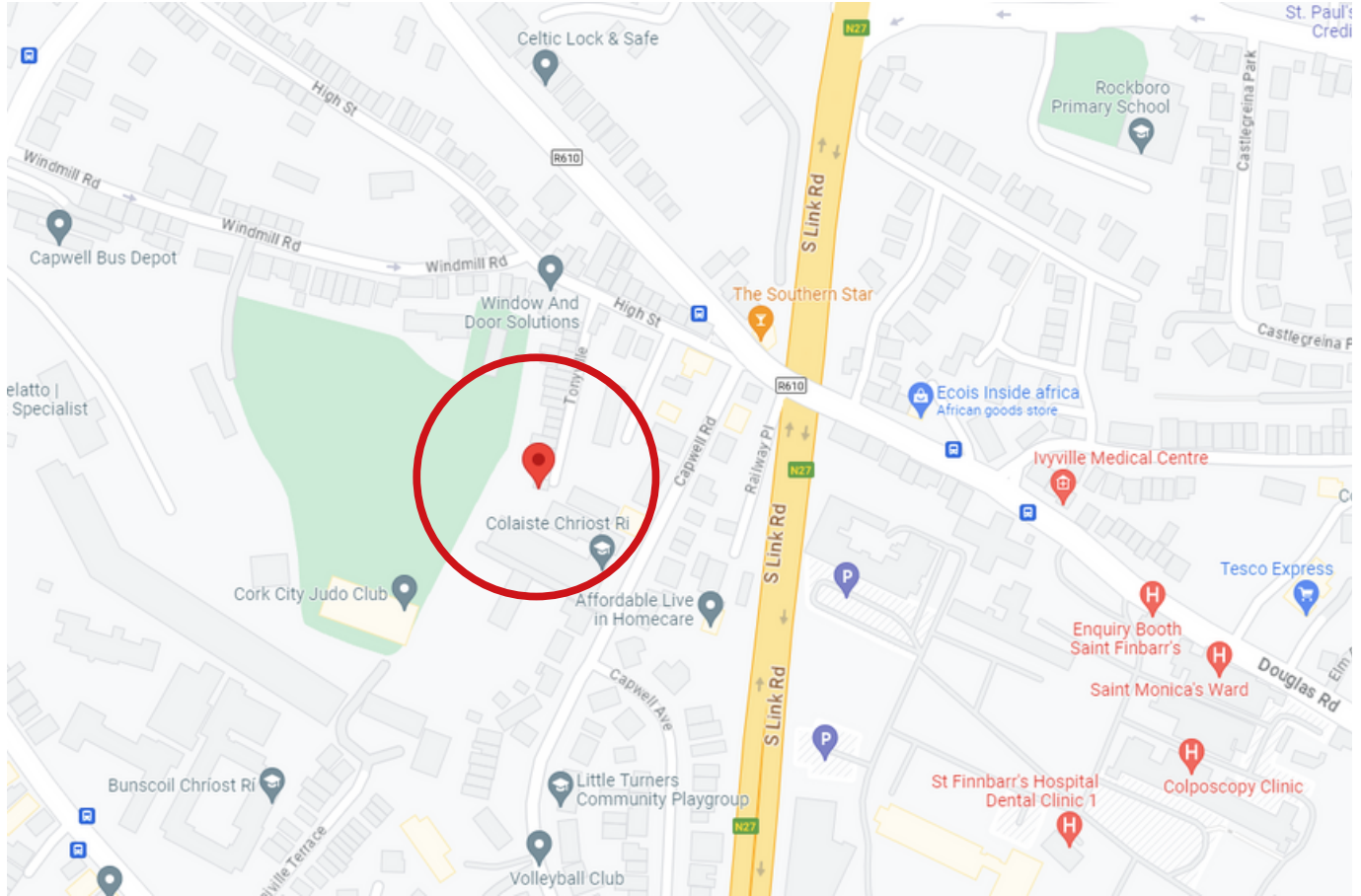


TOTAL FLOOR AREA : 59.0 sq.m. approx.

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 T12 C8CH for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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