

45 Edward Walsh Road, Togher, Cork



ERA Downey McCarthy are most pleased to present to the market this charming two bedroom semi-detached bungalow which is ideally located on Edward Walsh Road in Togher. Situated just off the main road, on a fine elevated site, with lovely mature gardens to the front, side and rear all combine to provide a peaceful, tranquil, and private aspect to this most attractive property. A whole host of amenities are within walking distance including schools, Cork University Hospital and University College Cork, as well as one of Cork's most famous landmarks, The Lough.



AMV: €225,000



60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 60.24 Sq. M / 648 Sq. Ft
- Built in the late 1940's or early 1950's approx.
- BER G
- Natural gas central heating
- Well-maintained throughout
- Two bedrooms and one bathroom
- Enclosed rear garden with patio area and block built shed
- Overlooking a green area to the front
- Walking distance to schools, supermarkets, shops, bars, dentist, medical centres and cafes
- 10 minute walk to The Lough
- On the 214 and 219 bus routes
- Close to UCC and CUH

| RECEPTION HALLWAY

4.29m x 1.04m (14'0" x 3'4")

The porch allows access to the main reception hallway. The hallway has carpet flooring, one radiator, one centre light piece, smoke alarm and neutral décor. Solid doors lead to all rooms.



| LIVING ROOM

4.01m x 3.67m (13'1" x 12'0")

The living room has one large window to the front of the property. The room features carpet flooring, centre light piece, fitted display unit, television point and a fireplace with a natural gas fire insert and boiler. The hot press is also housed within this room.



| KITCHEN/DINING

5.21m x 3.64m (17'0" x 11'9")

The kitchen/dining area has been extended a little to the rear many years ago and now is dual aspect with one window to the rear and one window to the side, allowing extensive natural light into the room. There are two light pieces, lino flooring, one large radiator and ample power points throughout. The kitchen has solid fitted units at eye and floor level with extensive worktop counter and tile splashback, plumbing for a washing machine, space for a fridge freezer and space for an oven and hob. A PVC door with frosted glass panelling allows access to the rear garden.



| BEDROOM 1

3.65m x 2.89m (11'9" x 9'4")

This spacious double bedroom has one window overlooking the front of the property, carpet flooring, one centre light piece, alarm control panel and one radiator.



| BEDROOM 2

3.04m x 2.6m (9'9" x 8'5")

Another spacious double bedroom has one window to the rear of the property, carpet flooring, centre light piece, built-in wardrobe units and one radiator.



| BATHROOM

1.78m x 2.05m (5'8" x 6'7")

The bathroom features a three piece suite including a built-in shower cubicle incorporating a Mira Sport electric shower, frosted window to the rear, floor and wall tiling, one radiator, one centre light piece and an access hatch to the attic.



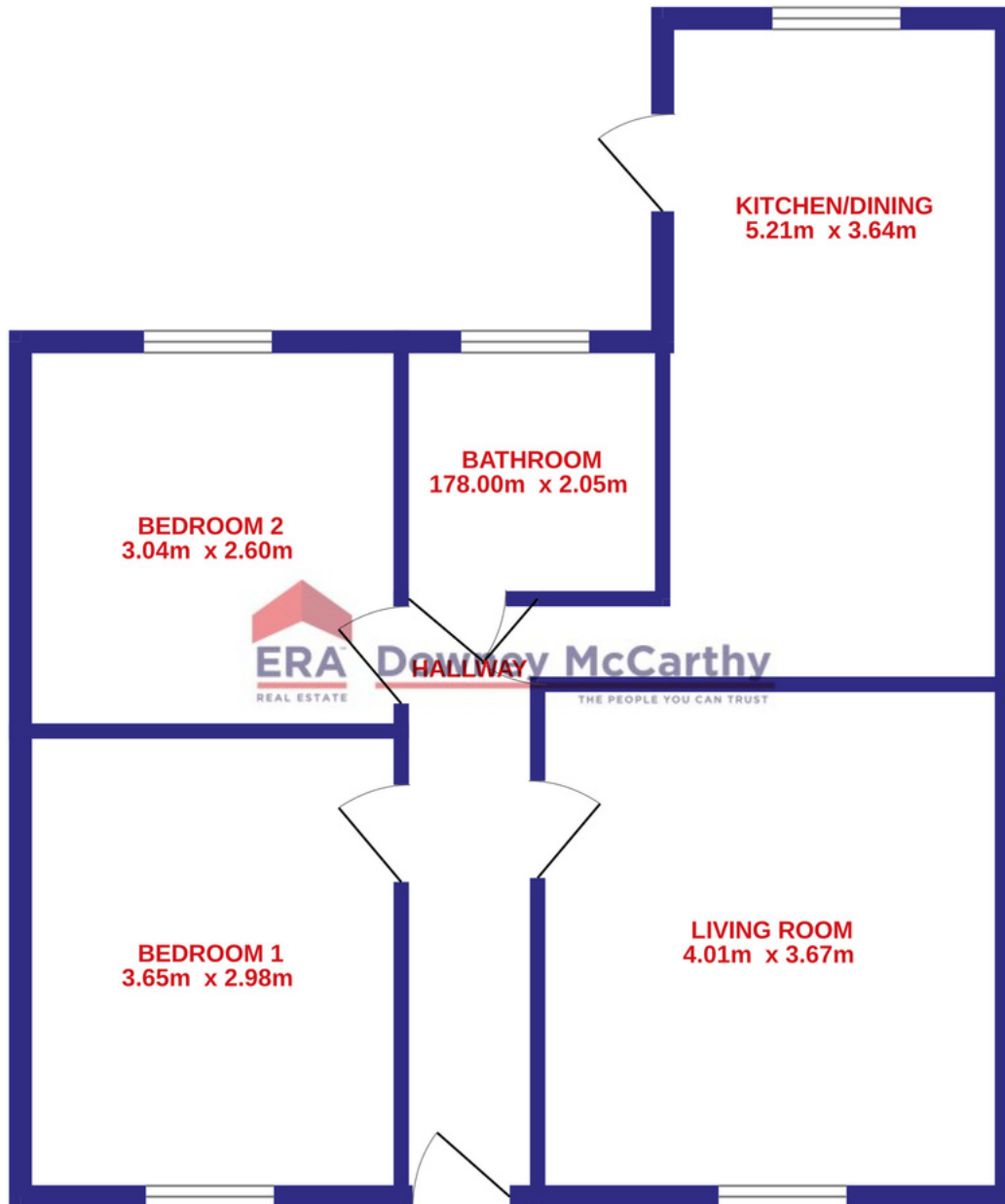
| EXTERIOR



The front of the property is fully enclosed with a block built wall to the right and fencing to the front and left. There is a well-manicured front garden area which is laid to lawn with mature shrubs and plants abound. A concrete pathway leads to the front porch.

The rear of the property is fully enclosed on all sides with block built walls to the left and right, and mature shrubs and hedging to the rear. There is a block built shed ideal for storage, a patio area and steps lead up to a garden area which is laid to lawn.

| FLOOR PLAN

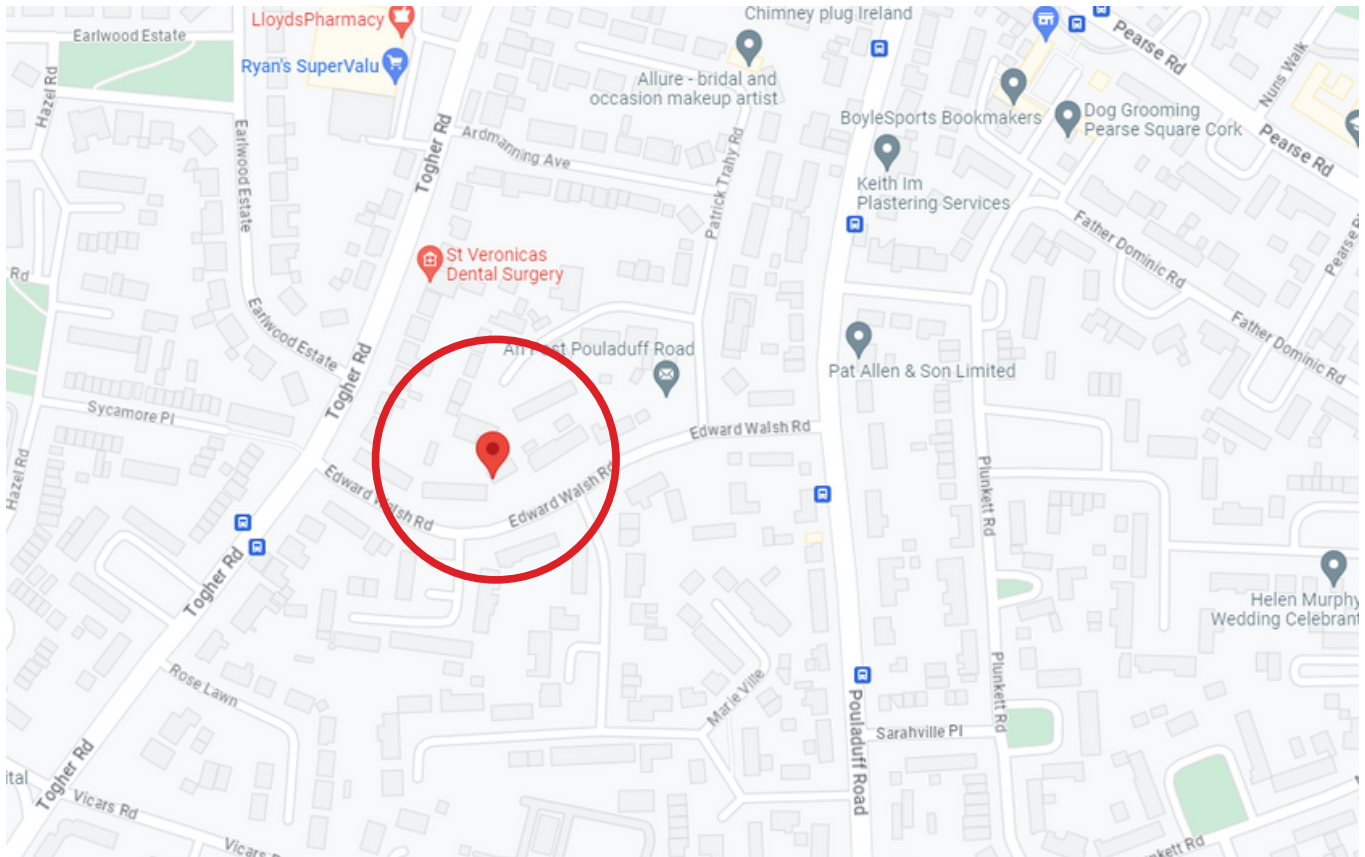


TOTAL FLOOR AREA : 60.2 sq.m. approx.

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 ARN1 for directions.



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