

128 Kilnap Place, Farranree, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this immaculately maintained, cosy two bedroom terrace property set within a mature residential estate and benefiting from its close proximity to a host of essential amenities including Blackpool Retail & Commercial Parks, Apple Ireland HQ, schools and restaurants. The property is positioned on a regular bus route to Cork city centre and is within a 20 minute walk from Cork city.



AMV: €185,000

BER E1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 65 Sq. M. / 700 Sq. Ft.
- Built in 1950
- BER E1
- Gas fired central heating
- Double glazed windows
- Two double bedrooms
- Modern fitted kitchen
- Modern family bathroom
- Superb enclosed rear garden and patio areas
- Walking distance to Blackpool Retail Park and a number of essential and recreational amenities including schools, church, leisure centre/gym, shops and supermarket
- Mature sought after residential area
- Close to Apple Ireland HQ
- Easy access to N20 road network
- On the 201 and 203 bus routes

| RECEPTION HALLWAY

1m x 2m (3'2" x 6'5")

A composite door with stain glass panelling allows access to the main reception hallway. The area features attractive solid timber flooring, one centre light piece, two power points, one telephone point and one radiator.



| LIVING ROOM

4.7m x 3.84m (15'4" x 12'5")

A superb living room has one window to the front of the property including a roller blind. The room has high quality solid timber flooring, a gas fire, one centre light piece, one radiator, nine power points, one telephone point and one television point. Access to a hot press area which is shelved for storage is gained within the room together with extensive under stairs storage.



| KITCHEN/DINING

2.66m x 3.22m (8'7" x 10'5")

The kitchen features modern fitted units in an L-shape with extensive worktop counter and tile splashbacks. The room has tile flooring, one window to the rear of the property and a PVC door with glass panelling allowing access to same. The kitchen includes space for washing machine, an oven and a fridge freezer. There is one centre light piece, one radiator and nine power points. A sliding door from the kitchen allows access to a ground floor W.C & utility area.



| W.C./UTILITY AREA

1.87m x 1.46m (6'1" x 4'7")

This area has beautiful modern tiling throughout. There is one window to the rear, storage units at eye and floor level, a stainless steel sink, plumbing for a washing machine, one centre light piece and two power points.



| STAIRS AND LANDING

The stairs and landing area are fitted with carpet flooring. At the top of the landing there is one centre light piece and a Stira staircase allowing access to the attic.

| BEDROOM 1

2.9m x 4.87m (9'5" x 15'9")

A spacious double bedroom has two windows overlooking the front of the property, both including roller blinds, curtain rails and curtains, and allow extensive natural light to flow through the room. There is solid timber flooring, sanded and varnished to a high quality finish, built-in storage units from floor to ceiling, one radiator, six power points, one telephone point and one television point.



| BEDROOM 2

3.7m x 2.62m (12'1" x 8'5")

A large double bedroom has one window to the rear of the property offering panoramic views over the Ballyvolane and Whites Cross areas. There is carpet flooring, built-in storage, one radiator, six power points, one telephone point and one television point.



| BATHROOM

2.66m x 2.1m (8'7" x 6'8")

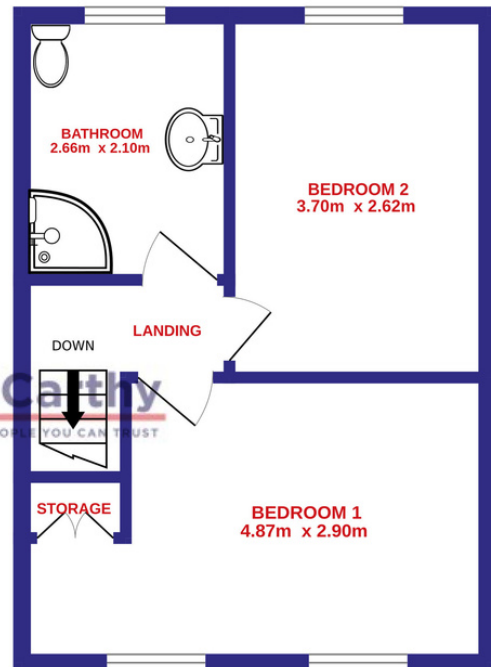
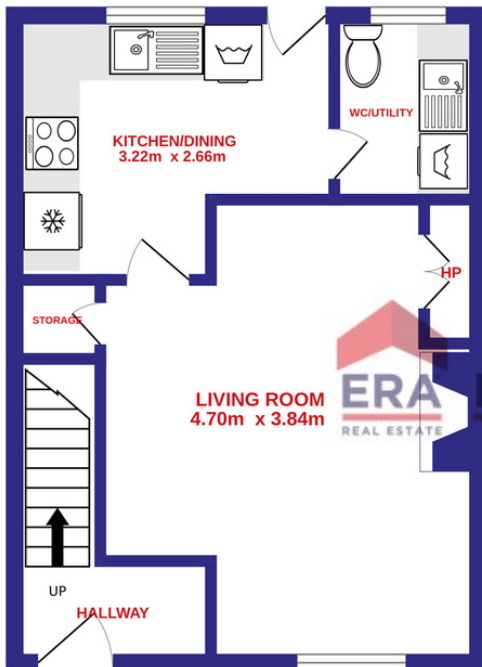
The family bathroom features a three piece suite including a double corner shower area incorporating a Triton T90 electric shower. The room has modern tiling, one centre light piece, a stainless steel heated towel rail, one window to the rear and integrated storage under the sink.



| FLOOR PLAN

GROUND FLOOR

1ST FLOOR

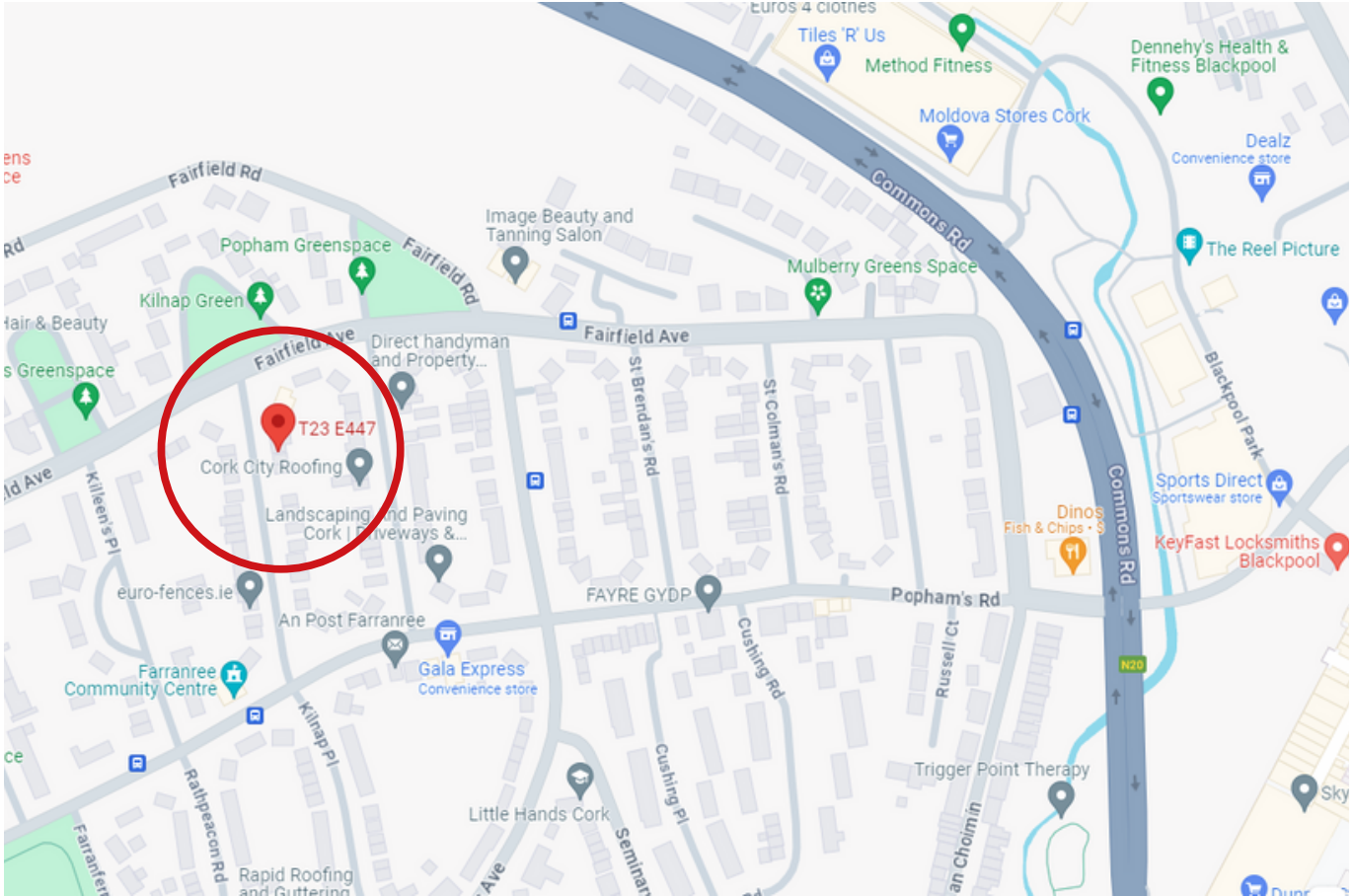


TOTAL FLOOR AREA : 65.0 sq.m. approx.

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 T23 E447 for directions.



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Downey McCarthy

THE PEOPLE YOU CAN TRUST

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