

## 77 Fairfield Avenue, Farranree, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this well-maintained, extended three bedroom mid terrace property. An ideal starter home, the property benefits from its ideal location close to a number of essential and recreational amenities including Blackpool Retail Park, Apple HQ and Cork city centre.



**AMV: €195,000**



**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

## | FEATURES

- Approx. 78.04 Sq. M. / 840 Sq. Ft.
- Built in 1956
- BER F
- Mix of PVC and aluminium double and single glazed windows
- Gas fired central heating
- Well-maintained throughout
- Three spacious bedrooms
- Walking distance to Blackpool Retail Park and a number of essential and recreational amenities including schools, church, leisure centre/gym, shops and supermarket
- Mature residential area
- Close to Apple HQ
- Easy access to N20 road network
- On the 201 and 203 bus routes

## | PORCH

1m x 1.6m (3'2" x 5'2")

A sliding door allows access to a porch area, which has tile flooring, one centre light piece and a PVC door with side glass panelling allowing access to the main reception hallway.

## | RECEPTION HALLWAY

5.2m x 1.8m (17'0" x 5'9")

The hallway features semi-solid oak timber flooring, one centre light piece, one radiator, under stair storage and two power points.



## | LIVING ROOM

3.7m x 3.5m (12'1" x 11'4")

The living room has one window to the front of the property including a curtain rail and curtains. The room has semi-solid oak timber flooring, built-in display cabinets, one centre light piece, two wall-mounted light pieces, one radiator, a gas fire and eight power points.



## | KITCHEN/DINING

4.05m x 3.56m (13'2" x 11'6")

An extended kitchen/dining area features units at eye and floor level in an L-shape with worktop counter and tile splashback. One window overlooks the rear of the property and a PVC door with glass panelling allows access to a patio area. There is one centre light piece, tile flooring, one radiator, a hot press area which is shelved for storage and eight power points. The kitchen includes an integrated double oven, hob, extractor fan, a washing machine and a dishwasher.



## | BATHROOM

1.22m x 2.22m (4'0" x 7'2")

Located on the ground floor, the main bathroom features a three piece suite including a walk-in shower area. There is one window to the rear, floor and wall tiling, one radiator and one centre light piece.

## | STAIRS AND LANDING

The stairs and landing are fitted with carpet flooring. At the top of the landing there is one centre light piece, an access hatch to the attic and a smoke alarm.

## | BEDROOM 1

2.7m x 4.4m (8'8" x 14'4")

A large double bedroom has two windows to the front of the property, flooding the room with natural light. The room features laminate timber flooring, built-in storage units on both sides, one radiator, one centre light piece, three power points and a television point.



## | BEDROOM 2

3.7m x 3m (12'1" x 9'8")

A spacious double bedroom has one window to the rear of the property, laminate timber flooring and built-in storage units. There is attractive neutral décor, one radiator, one centre light piece and two power points.



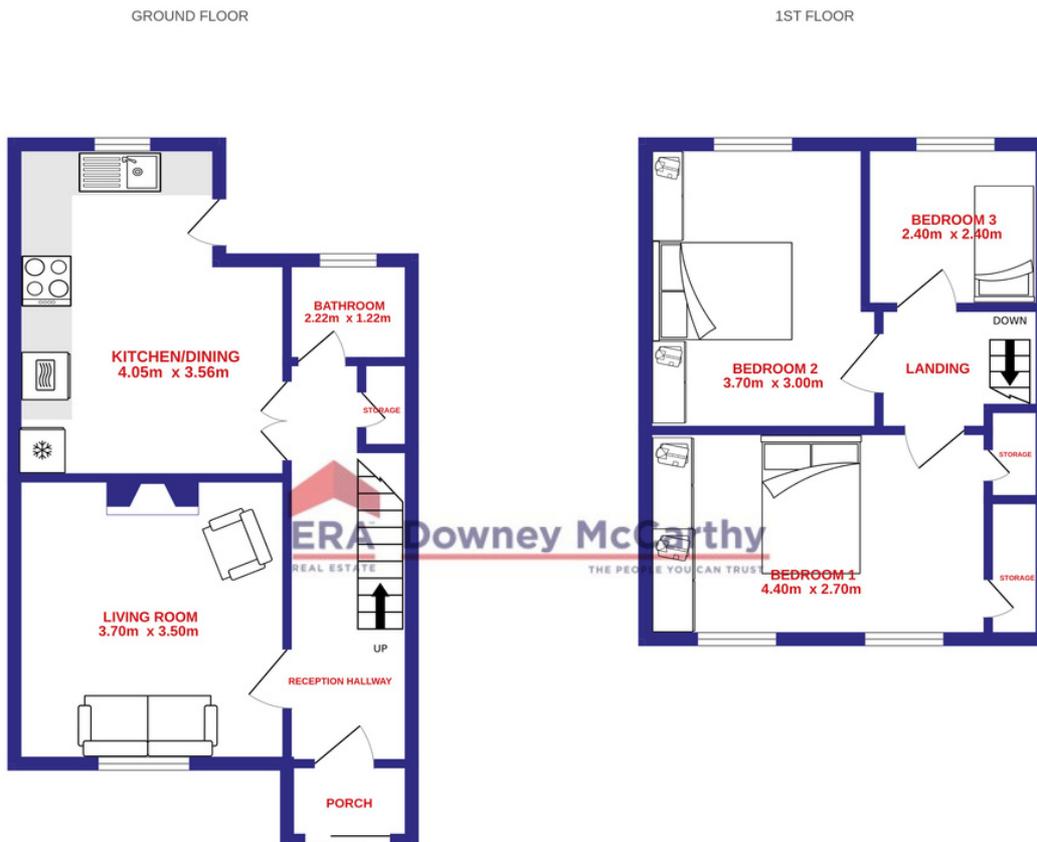
## BEDROOM 3

2.4m x 2.4m (7'8" x 7'8")

A generous sized single room has one window to the rear of the property and laminate timber flooring. There is one radiator, one centre light piece, built-in storage and two power points.



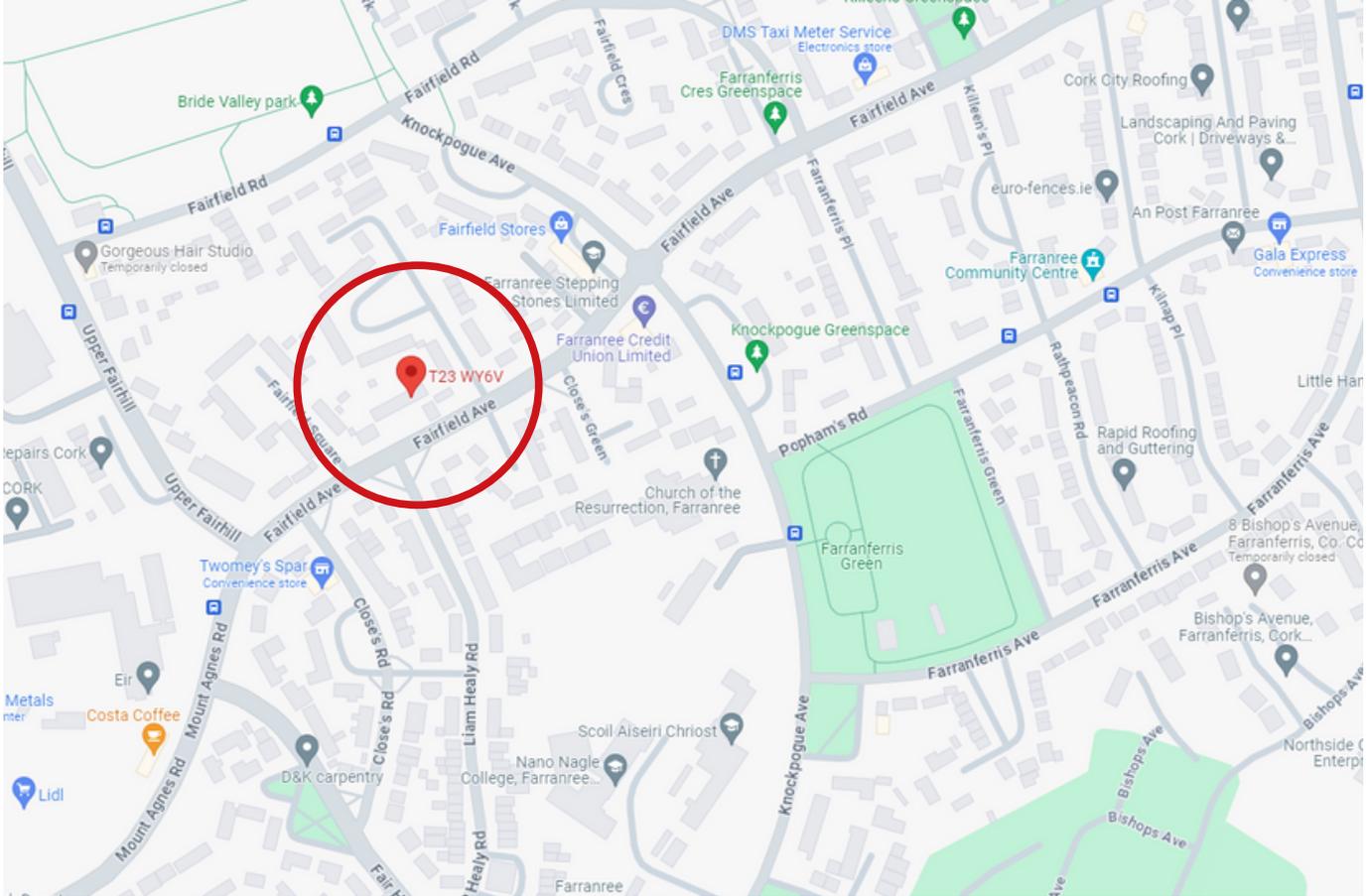
## FLOOR PLAN



TOTAL FLOOR AREA: 78.0 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.  
Made with Metropix v2024.

## | DIRECTIONS

Please see Eircode T23 WY6V for directions.



## | ALL ENQUIRIES TO:

**Garry O'Donnell** MIPAV, MMCEPI, TRV

**087 7522244**

**[garry@eracork.ie](mailto:garry@eracork.ie)**



**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

**Disclaimer:** The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.