

Villa Hamburg, 36 Rossa Avenue, Bishopstown, Cork



ERA Downey McCarthy Auctioneers are proud to present to the market this superb three bedroom detached bungalow which occupies a tremendous site in a much sought after residential area. An ideal family home, with enormous potential, located in an unrivalled Cork suburb, close to all amenities including MTU, UCC, CUH and Wilton. Viewing comes highly recommended.



AMV: €375,000

BER E2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Detached family home
- Approx. 94.7 Sq. M. / 1,019 Sq. Ft.
- Built in 1963
- BER E2
- Tremendous potential to create a modern family home
- Three bedrooms
- Natural gas central heating - new gas boiler fitted only 2 years ago
- Superb large rear garden with a patio area
- Much sought-after mature location
- Close to all amenities including schools, supermarkets, bars and restaurants
- On the doorstep of MTU and close to University College Cork, CUH, CUMH and Wilton Shopping Centre
- 5 minutes' walk to Munster Technological University
- Off street parking
- Easy access to local transport links

| PORCH

1m x 1.27m (3'2" x 4'1")

A sliding door allows access to the porch area which has tile flooring. A solid teak door allows access to the main reception hallway.

| RECEPTION HALLWAY

4.25m x 3.53m (13'9" x 11'5")

The welcoming reception hallway has high quality timber flooring, timber panelled walls, one radiator, one centre light piece, an alarm control point, a fuse board and solid doors leading to all rooms.



| LIVING ROOM

3.72m x 3.82m (12'2" x 12'5")

The main living room has a feature bay window overlooking the front of the property, carpet flooring, a feature fireplace, one radiator, a built-in storage cabinet, one centre light piece and two wall-mounted light pieces.



| KITCHEN

3.9m x 2.85m (12'7" x 9'3")

The kitchen has solid fitted units at eye and floor level with extensive worktop counter and tile splashback, one window to the side, tile flooring and one large fluorescent light piece. The kitchen includes space for an oven, hob, extractor fan, plumbing for a washing machine and plumbing for a dryer. The gas boiler is also housed within this room.



| SITTING ROOM

3.63m x 4.22m (11'9" x 13'8")

The sitting room is dual aspect with one window overlooking the side of the property and sliding doors allowing access to the rear garden, allowing extensive natural light to fill the area. The room has timber flooring, a large feature fireplace, one centre light piece, two wall-mounted light pieces and neutral décor.



| BEDROOM 1

4.22m x 3.8m (13'8" x 12'4")

This large double bedroom has one bay window to the front of the property. The room features carpet flooring, a timber panelled wall, one centre light piece, one radiator and one television point.



| BEDROOM 2

3.94m x 2.61m (12'9" x 8'5")

A spacious double bedroom has one window to the rear of the property, carpet flooring, a built-in wardrobe unit and a radiator.



| BEDROOM 3

2.88m x 2.46m (9'4" x 8'0")

This bedroom has one window to the rear of the property, carpet flooring, a built-in display unit and one centre light piece.



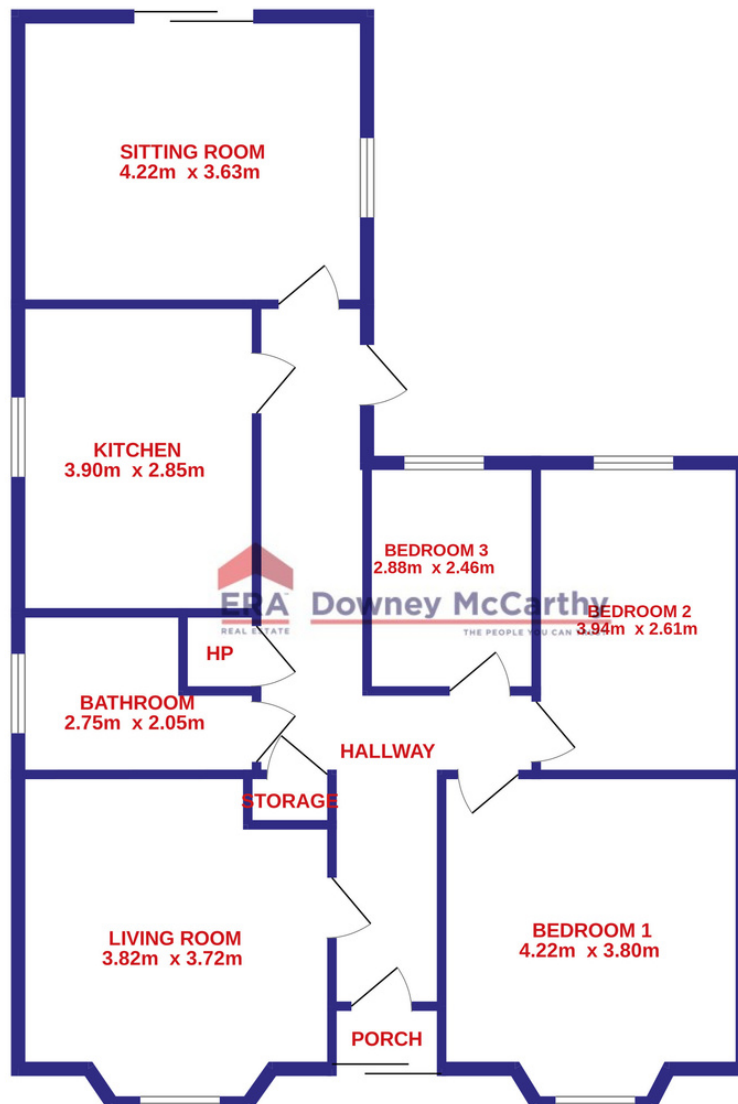
| BATHROOM

2.75m x 2.05m (9'0" x 6'7")

The main bathroom features a three piece suite including a shower cubicle incorporating a Triton pumped electric shower, one frosted window to the side of the property, floor and wall tiling, radiator and centre light piece. The hot press is housed within this room.

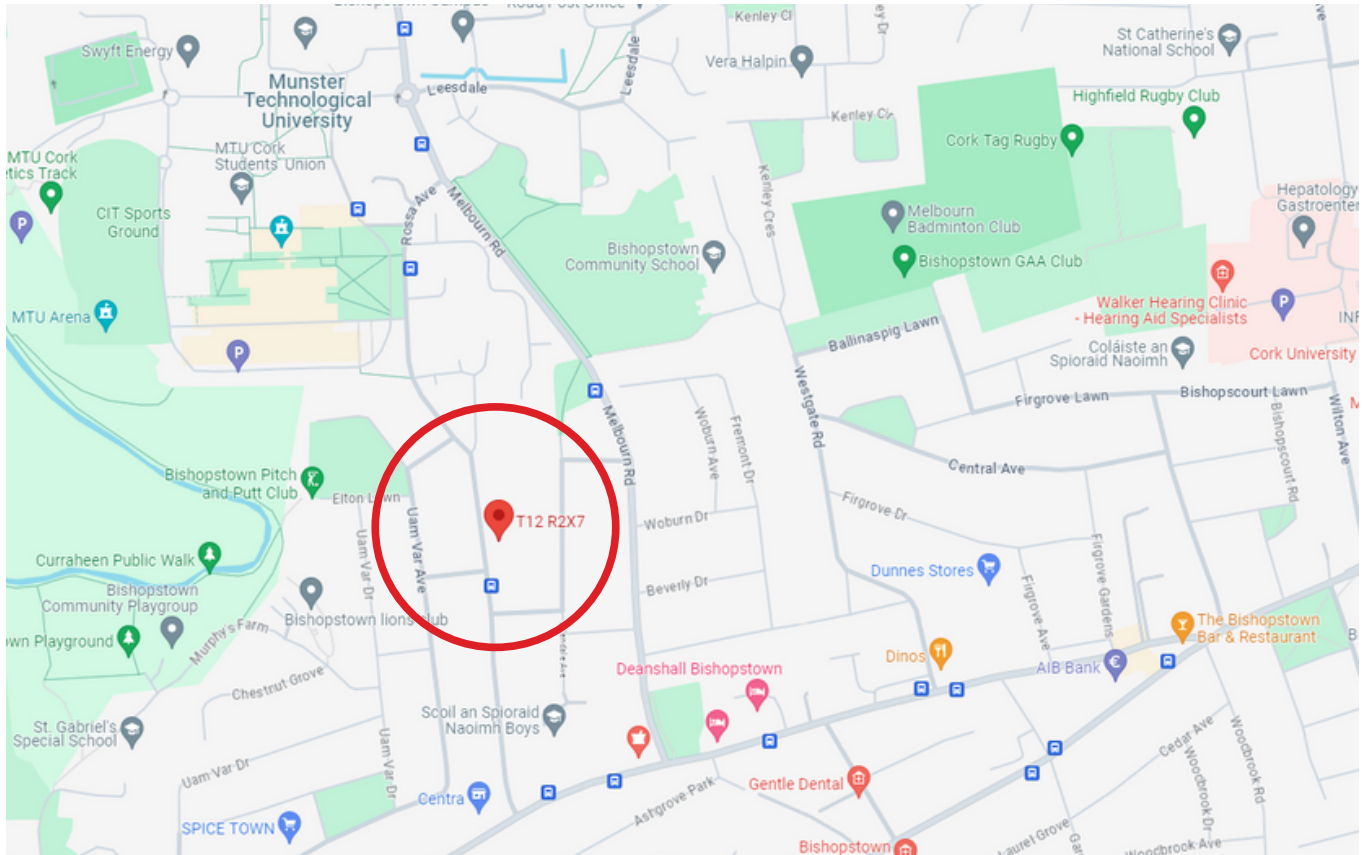


| FLOOR PLAN



| DIRECTIONS

Please see Eircode T12 R2X7 for directions.



| ALL ENQUIRIES TO:



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