

16 Presentation Road, Gurrabraher, Cork



ERA Downey McCarthy are pleased to launch to the market this well-maintained three bedroom terraced property on Presentation Road in Gurrabraher. The property benefits from a spacious South facing rear garden and its close proximity to Apple HQ. Cork city centre and a host of essential and recreational amenities including primary and secondary schools, restaurants, Mercy University Hospital, pubs and cafes are all within easy reach.



AMV: €225,000



60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 74.01 Sq. M. / 797 Sq. Ft.
- Built in the 1950's
- Double glazed aluminium windows
- Oil fired central heating
- Three bedrooms
- Attic has been insulated
- Large rear garden with South facing aspect
- Overlooking a green area to the front
- Sought after location close to all amenities including St. Mary's Primary Care Centre (The Orthopaedic)
- Close to Primary and Secondary schools
- Located on the 202 bus route to Apple HQ, Cork city centre and Mahon Point

| PORCH

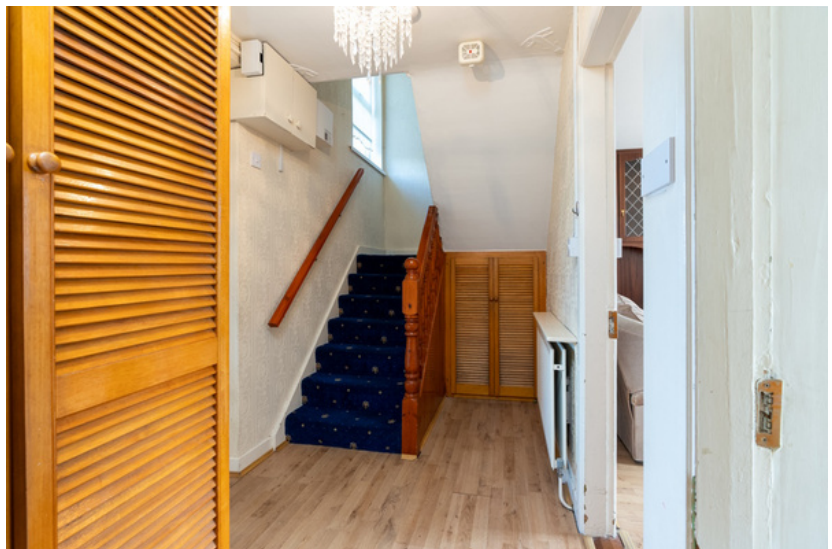
1m x 2.5m (3'2" x 8'2")

A sliding door allows access to the porch area which has tile flooring, windows to either side and a solid teak door with frosted glass panelling allowing access to the main reception hallway.

| RECEPTION HALLWAY

1.81m x 3.6m (5'9" x 11'8")

The hallway features laminate flooring, one centre light piece, spacious storage areas, one radiator and solid doors to all rooms.



| LIVING ROOM

3.98m x 3.48m (13'0" x 11'4")

The living room has one large window to the rear of the property, one centre light piece, laminate timber flooring, one radiator, built-in display and storage units, feature fireplace, neutral décor and power points.



| KITCHEN/DINING ROOM

4.1m x 2.58m (13'4" x 8'4")

The kitchen/dining area features modern fitted units at eye and floor level with extensive worktop counter and tile splashback. There is one window to the rear, tile flooring, ample power points and recessed spot lighting. The kitchen includes space for an oven/hob/extractor fan, a stainless steel sink, plumbing for a washing machine and space for a fridge freezer. A door allows access to the rear garden.



| MAIN BATHROOM

2.06m x 1.73m (6'7" x 5'6")

Located on the ground floor, the bathroom features a four piece suite with a Triton T80 electric shower fitted over the bath, floor and wall tiling, one frosted window to the front, one centre light piece and one wall-mounted light piece.



| STAIRS AND LANDING

1.81m x 3.91m (5'9" x 12'8")

The stairs and landing are fully carpeted. At the top of the landing there are two windows to the front, one radiator, access to the attic, a hot press and solid doors lead to all rooms.



| BEDROOM 1

3.39m x 3.89m (11'1" x 12'7")

A large double bedroom has one window overlooking the rear, timber flooring, solid fitted units, built-in vanity units, a large radiator and one centre light piece with ceiling rose.



| BEDROOM 2

3.98m x 2.31m (13'0" x 7'5")

Another spacious double bedroom has one window to the rear, carpet flooring, built-in storage units, a radiator and centre light piece with ceiling rose.



| BEDROOM 3

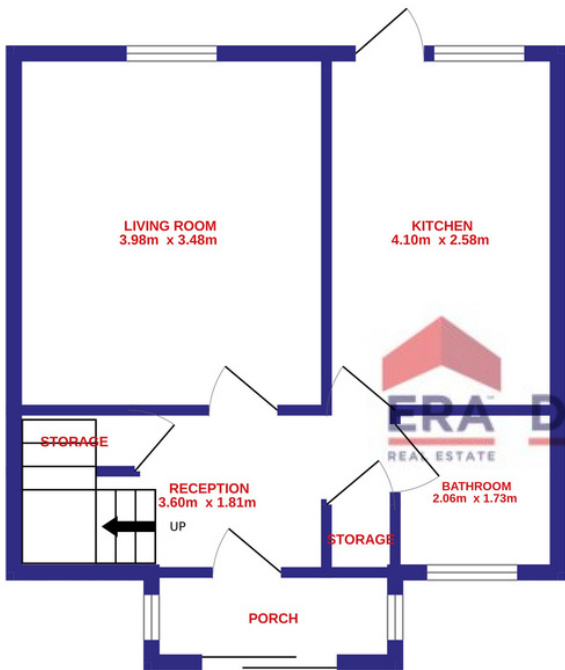
2.46m x 3.07m (8'0" x 10'0")

This bedroom has a window to the front, timber flooring, built-in storage units, a radiator and centre light piece with ceiling rose.

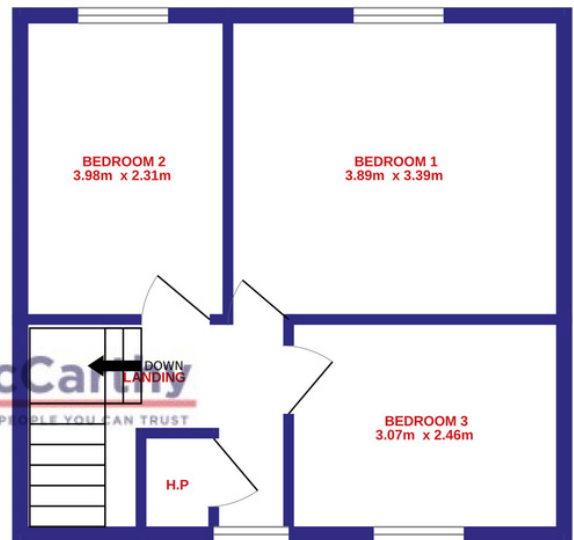


| FLOOR PLAN

GROUND FLOOR

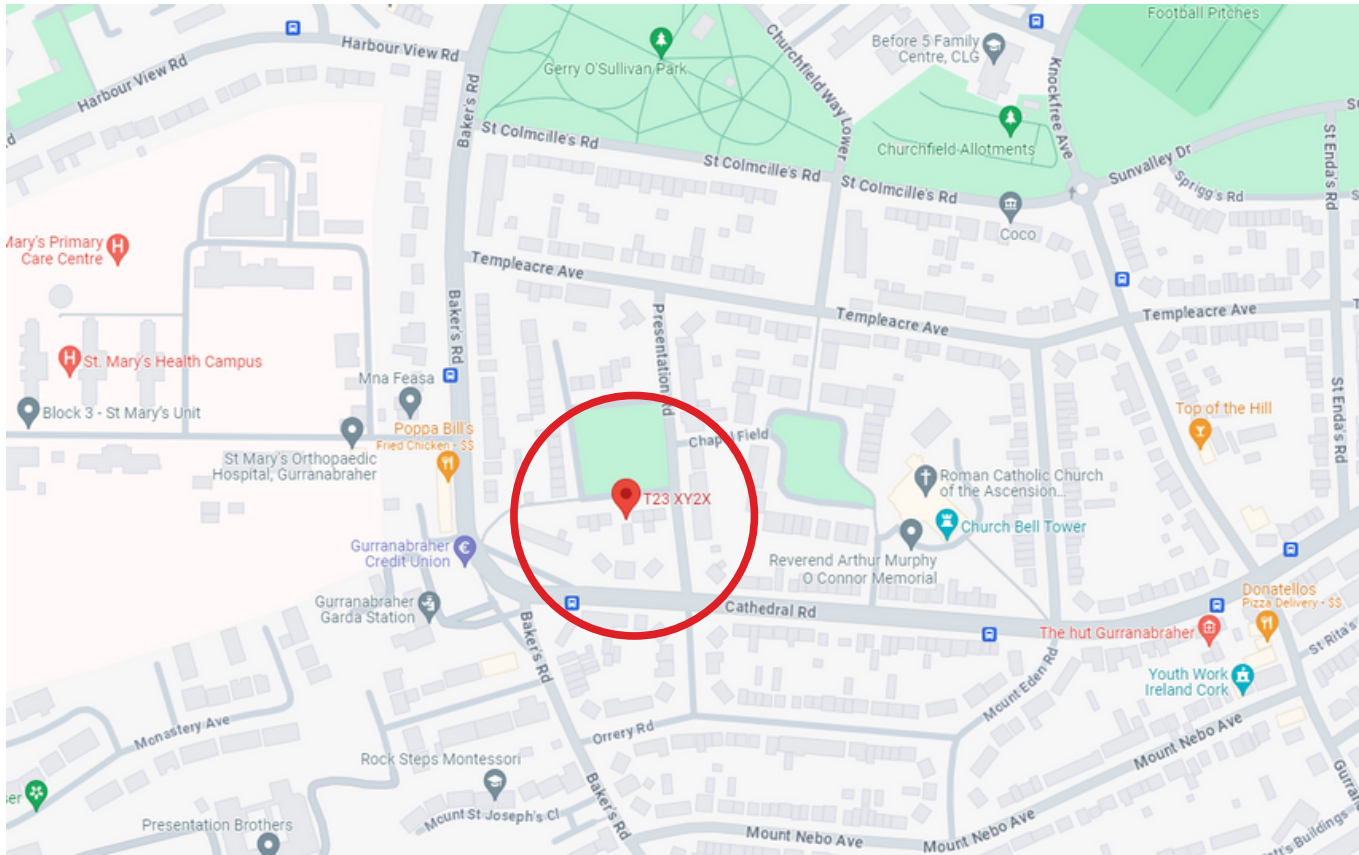


1ST FLOOR



| DIRECTIONS

Please see Eircode T23 XY2X for directions.



| ALL ENQUIRIES TO:



Michael Downey B.Comm, MIPAV, QFA
087 7777117
michael@eracork.ie



Caroline Downey BA, MSc, MIPAV MMCEPI
083 0255433
caroline@eracork.ie



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.