

## 28 Slieve Mish Park, Turners Cross, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this well-maintained and neatly presented three bedroom semi-detached property situated in a convenient and mature location in Turners Cross. The property benefits from its location close to a host of amenities as well as Cork city centre, and offers potential purchasers the opportunity to acquire a spacious family home in a sought after area. Viewing comes highly recommended.



**AMV: €325,000**



**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. 111.87 Sq. M. / 1,204 Sq. Ft.
- Built in 1960
- BER G
- Gas fired heating
- Three spacious bedrooms
- Rear garden which is fully enclosed and offers a South East facing aspect
- Off street parking
- Adjoined garage
- Sought after mature location
- Convenient to a host of amenities
- 30 minute walk to Cork city centre
- Close to The Lough, UCC, CUH, MTU
- Easy access to Wilton, Mahon Point, Cork Airport

## | PORCH

0.57m x 1.52m (1'8" x 4'9")

Sliding glass doors allow access to the porch area which has tile flooring. A solid teak door allows access into the main reception hallway.

## | RECEPTION HALLWAY

4.28m x 2.09m (14'0" x 6'8")

The main reception hallway features carpet flooring, one centre light fitting, one large radiator and extensive under stair storage.



## | FAMILY ROOM

3.61m x 3.95m (11'8" x 12'9")

Located to the front of the property, the spacious family room has one large window which allow extensive natural light to flood the area. There is carpet flooring, one large radiator, built-in cabinets for display and storage, one centre light fitting with ceiling rose, power points and a beautiful feature marble fireplace.



## | LIVING ROOM

3.4m x 3.92m (11'1" x 12'8")

The living room has one large window to the rear, laminate timber flooring, one large radiator, built-in cabinets for display and storage, one centre light fitting, attractive décor, power points and a feature marble fireplace.



## | KITCHEN

2.27m x 4.72m (7'4" x 15'4")

The kitchen features fitted units at eye and floor level in an L-shape with extensive worktop counter and tile splashback. The room has a large radiator, ample power points, two light fittings and one window to the rear. The kitchen includes.

An open arch allows access to the dining room/sunroom.



## | DINING ROOM/SUNROOM

2.74m x 2.42m (8'9" x 7'9")

This triple aspect room is awash with natural light owing to the sliding glass doors opening onto the rear garden and large windows to the left and right. The room has laminate timber flooring, one centre light fitting, neutral décor and one large radiator.



## | STAIRS AND LANDING

2.52m x 2.08m (8'2" x 6'8")

The stairs and landing features carpet flooring throughout. At the top of the landing there is one centre light piece and an access hatch to the attic.



## | BEDROOM 1

3.39m x 3.6m (11'1" x 11'8")

This spacious double bedroom has carpet flooring, one large window to the rear of the property, extensive array of built-in wardrobe units, one centre light fitting, one radiator and power points.



## | BEDROOM 2

3.84m x 3.21m (12'5" x 10'5")

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



## | BEDROOM 3

2.41m x 2.83m (7'9" x 9'2")

This bedroom has carpet flooring, one window to the front of the property, built-in wardrobe units, one centre light fitting, one radiator and power points.



## | BATHROOM

1.98m x 2.08m (6'4" x 6'8")

The main family bathroom features a four piece suite including an electric shower fitted over the bath, laminate flooring, wall tiling, one centre light fitting, one radiator and a window to the rear of the property.



## | GARAGE

5.1m x 2.49m (16'7" x 8'1")

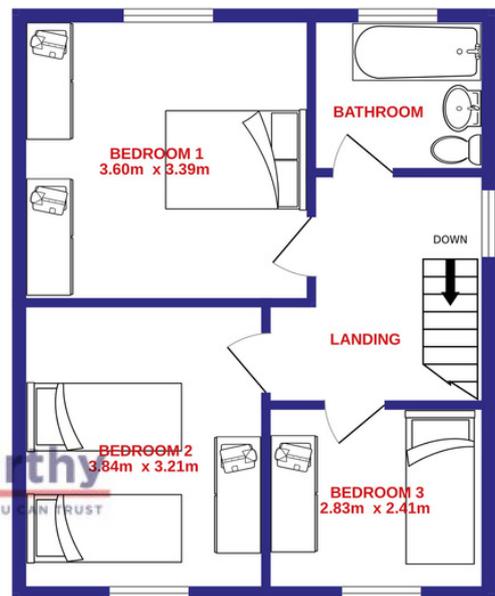
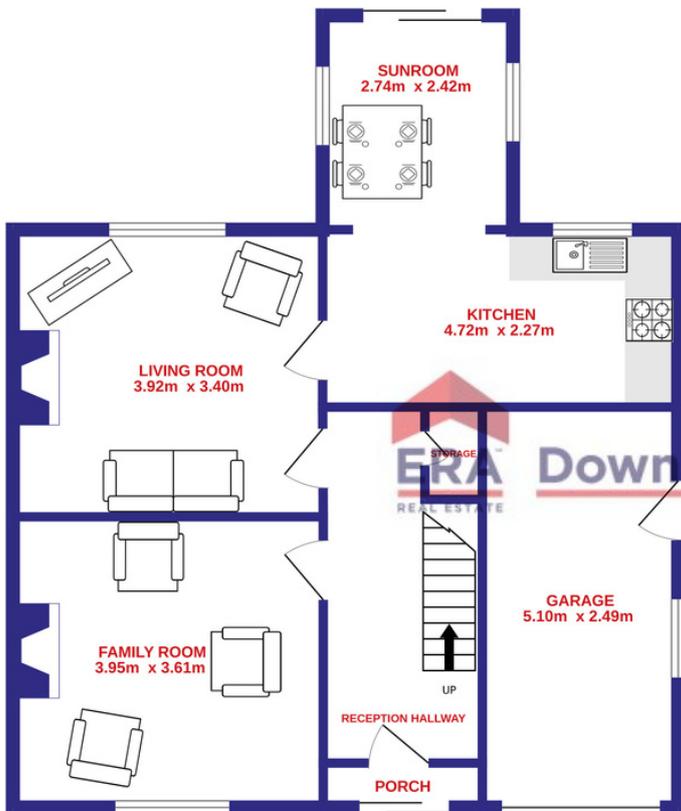
Accessed from the front and side of the property, the garage is ideal for storage.



## | FLOOR PLAN

GROUND FLOOR

1ST FLOOR



**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.

## | GARDENS AND EXTERIOR



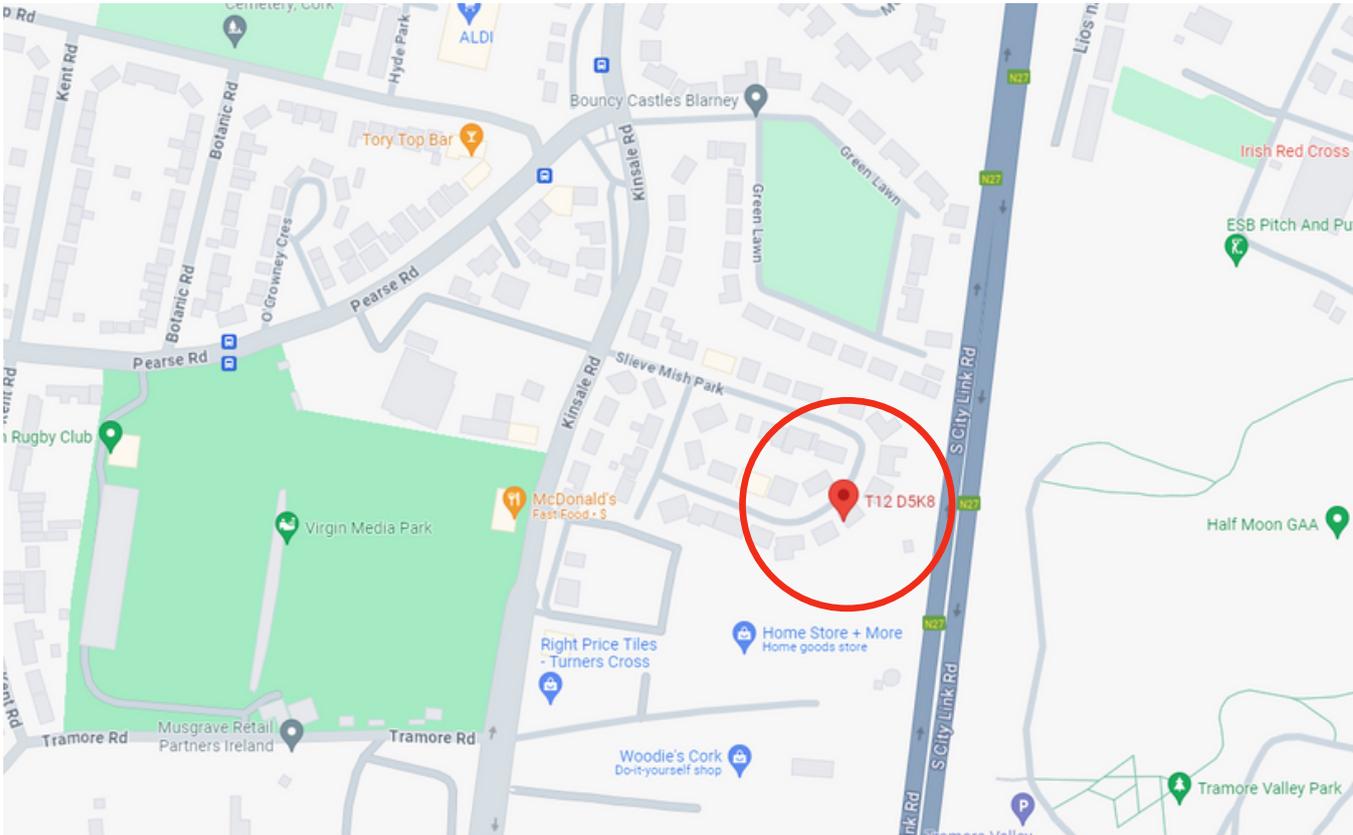
Secure gates allow access to the front of the property. There is a driveway to facilitate off street parking and a small garden area which is laid to lawn.

The rear of the property has a South East facing aspect. It is fully enclosed and boasts superb garden and patio areas.

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## | DIRECTIONS

Please see Eircode T12 D5K8 for directions.



## | ALL ENQUIRIES TO:

**Sean McCarthy**  
086 8385768  
sean@eracork.ie



**Judy O'Brien**  
083 0255433  
judy@eracork.ie



### Solicitor Details:

Des Lynch, O'Flynn Exhams Solicitors, 58 South Mall, Cork

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