

117 Comeragh Park, The Glen, Blackpool, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superb three bedroom terraced property, benefitting from a south facing rear aspect and perched on an elevated site which offers superb views across Cork city and county. This ideal starter home has been well-maintained throughout, and is within close proximity to Dillon's Cross, St Luke's, Ballyvolane, Blackpool and Cork city centre.



AMV: €195,000

BER D2

60 South Mall, Cork.

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PSRA No. 002584

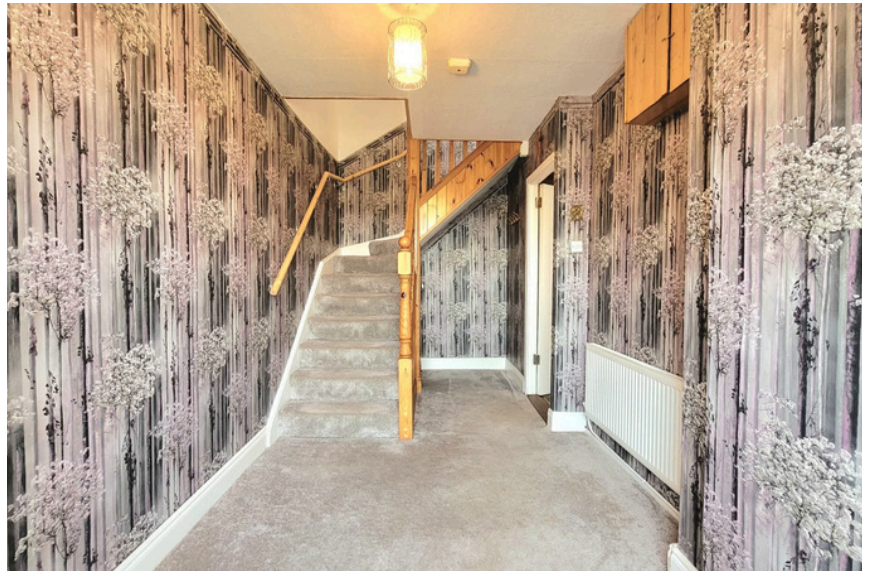
| FEATURES

- Approx. 82.69 Sq. M. / 890 Sq. Ft.
- Built in 1972
- BER D2
- Gas fired central heating
- Double glazed PVC windows
- Three bedrooms
- Enclosed rear garden with superb patio area
- Off street parking
- Close to all amenities including schools, bars, local parks, pharmacy
- On the 207 bus route
- 5 minutes' drive to Cork city centre

| RECEPTION HALLWAY

5.2m x 2.22m (17'0" x 7'2")

A teak door with glass top and side panelling allows access to the main reception hallway. The hallway features carpet flooring, attractive décor with wallpapered walls, two radiators, two light pieces, and under stair storage.



| KITCHEN

3.6m x 3.7m (11'8" x 12'1")

The kitchen has a window to the front of the property including a net blind, a curtain rail, and curtains. The room has solid oak fitted units at eye and floor level with extensive worktop counter, tiled splashback, and display cabinets. There is a mix of tile and carpet flooring, one centre light piece, twelve power points, and one large radiator. The kitchen includes plumbing for a washing machine and a dishwasher, space for a fridge freezer, space for a stand-alone freezer, a stainless steel sink, and space for a cooker. A sliding door with glass panelling allows access to a spacious living/dining area.



| LIVING ROOM

3.1m x 5.8m (10'1" x 19'0")

This fantastic room boasts a south facing aspect and is flooded with natural light. There is one window overlooking the rear garden, and a sliding glass door allowing access to a rear patio area. The room has carpet flooring, attractive décor, a fireplace with gas insert, two light pieces, one large radiator, four power points, one television point, and covings around the ceiling.



| STAIRS AND LANDING

2.67m x 2.81m (8'7" x 9'2")

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 hot press area which is shelved for storage.

| BEDROOM 1

3.6m x 3.7m (11'8" x 12'1")

A spacious double bedroom has one window to the front of the property offering superb views over the surrounding city and countryside. The room has carpet flooring, attractive décor, and an extensive array of built-in units on both sides of the room. There is one centre light piece, one large radiator, three power points, and one telephone point.



| BEDROOM 2

3.06m x 3.6m (10'0" x 11'8")

A spacious double bedroom has one window to the rear of the property, including a net blind, a roller blind, a curtain rail and curtains. The room has carpet flooring, one centre light piece, one large radiator, three power points, and one telephone point.



| **BEDROOM 3**

3.07m x 2.11m (10'0" x 6'9")

This single bedroom has one window to the rear of the property, including a net blind, a curtain rail and curtains. The room has carpet flooring, one centre light piece, one large radiator, one power point and built-in storage.



| **SHOWER ROOM**

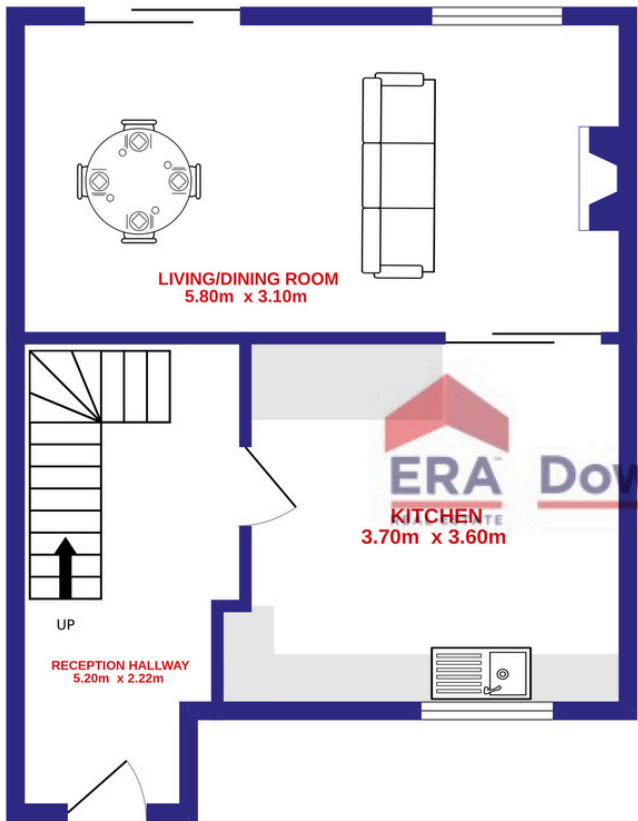
1.7m x 1.93m (5'5" x 6'3")

The shower room has a window to the front of the property, including a net blind, a curtain rail and curtains. The room has floor and wall tiling, and features a three piece suite including a shower cubicle which incorporates a Gainsborough electric shower. There is one centre light piece, built-in storage, and one radiator.

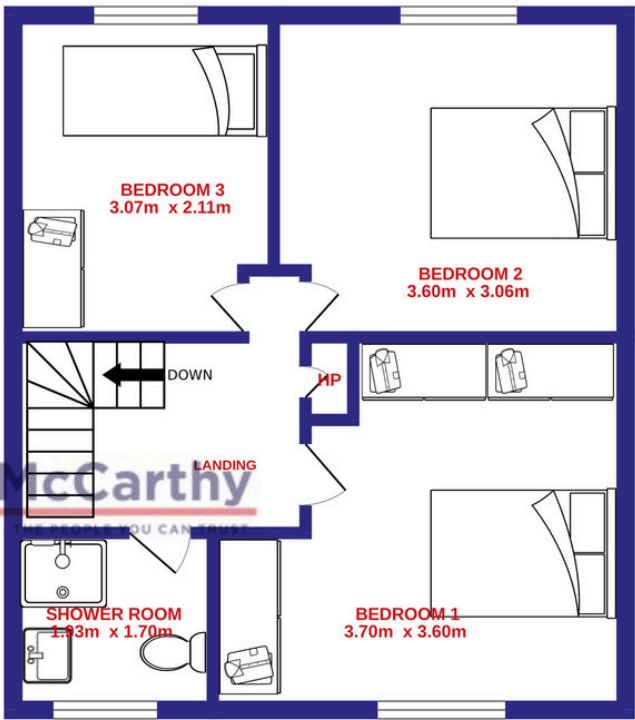


| FLOOR PLAN

GROUND FLOOR

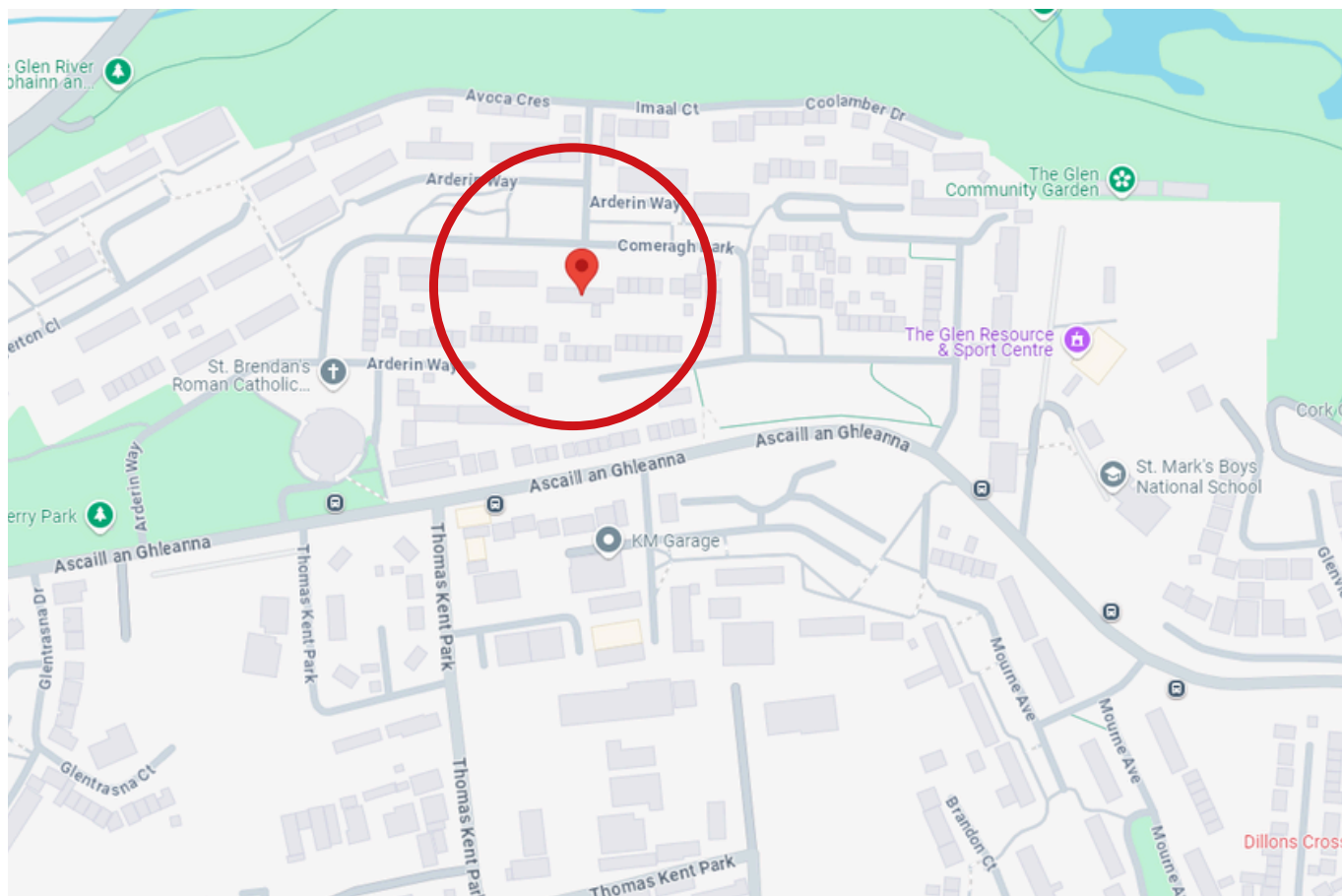


1ST FLOOR



| DIRECTIONS

Please see Eircode T23 T0V6 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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