

3 Westbourne Terrace, The Lough, Cork



ERA Downey McCarthy is delighted to offer to the market this well-presented two storey, three bedroom, mid terrace property which benefits from its superb location overlooking one of Cork's most famous landmarks, The Lough. A host of amenities are also within convenient walking distance including schools, Cork University Hospital, University College Cork, shops and bars as well as Cork city centre itself.



AMV: €365,000

BER F

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 87.56 Sq. M. / 942 Sq. Ft.
- Built in 1920
- BER F
- Gas fired central heating
- Three double bedrooms
- Attractively decorated throughout
- Superb location overlooking The Lough
- Close to all amenities including UCC, Wilton, CUH/CUMH, and The Bons Secours Hospital
- Excellent public transport links
- 10 minutes' drive from Cork city centre
- Spacious rear garden

| RECEPTION HALLWAY

6.72m x 1.04m (22'0" x 3'4")

A bright and welcoming reception hallway which has one centre ceiling light, a wall-mounted radiator, tiled flooring and double power points. There is also an under stair storage area which is plumbed for a washing machine and dryer.



| LIVING ROOM

The living area has a feature bay window to the front of the property, an attractive marble surround fireplace with gas stove insert, one centre ceiling light, carpet flooring, one wall-mounted radiator and ample power points.



| DINING ROOM/OFFICE

This versatile room has carpet flooring, one centre light piece, one window to the rear, power points, one radiator, and neutral décor.



| KITCHEN

3.63m x 2.11m (11'9" x 6'9")

The kitchen has one centre ceiling light, fitted units at wall and floor level and tiled flooring. It includes an integrated gas hob and electric oven, integrated fridge freezer, integrated dishwasher, one wall-mounted radiator and ample power points. There is one window overlooking the rear patio and a rear door providing access to same.



| STAIRS AND LANDING

1.66m x 3.47m (5'4" x 11'3")

The landing has a window seat with storage unit beneath, one centre ceiling light, carpet flooring, ample power points and a shelved hot press area with electric immersion.



| BEDROOM 1

3.06m x 2.28m (10'0" x 7'4")

This spacious bedroom has one centre ceiling light, one window to the front of the property offering beautiful views of The Lough, ample power points, one wall-mounted radiator and carpet flooring.



| BEDROOM 2

3.06m x 2.77m (10'0" x 9'0")

This bedroom has one centre ceiling light, one window overlooking The Lough, one wall-mounted radiator, ample power points and carpet flooring.



| BEDROOM 3

2.74m x 3.39m (8'9" x 11'1")

A spacious double room with one centre ceiling light, one window to the rear of the property, one wall-mounted radiator, ample power points and carpet flooring.



| BATHROOM

2.83m x 2.13m (9'2" x 6'9")

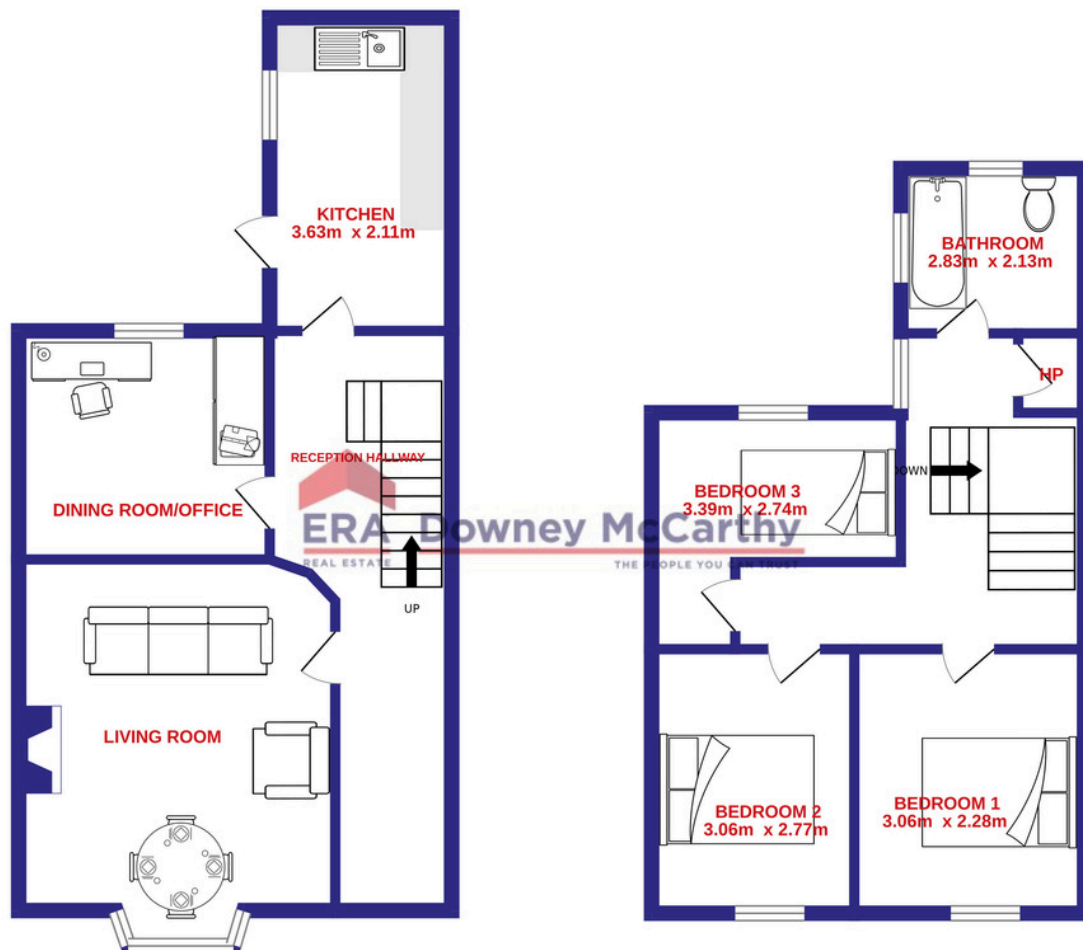
The main family bathroom is double aspect with windows overlooking both the rear and side of the property. It has one centre ceiling light, fully tiled walls, vinyl floor covering, one wall-mounted electric air heater, one wall-mounted radiator, one bath, one hand wash basin, one w.c, and a shower enclosure with a Mira Elite QT electric shower.



| FLOOR PLAN

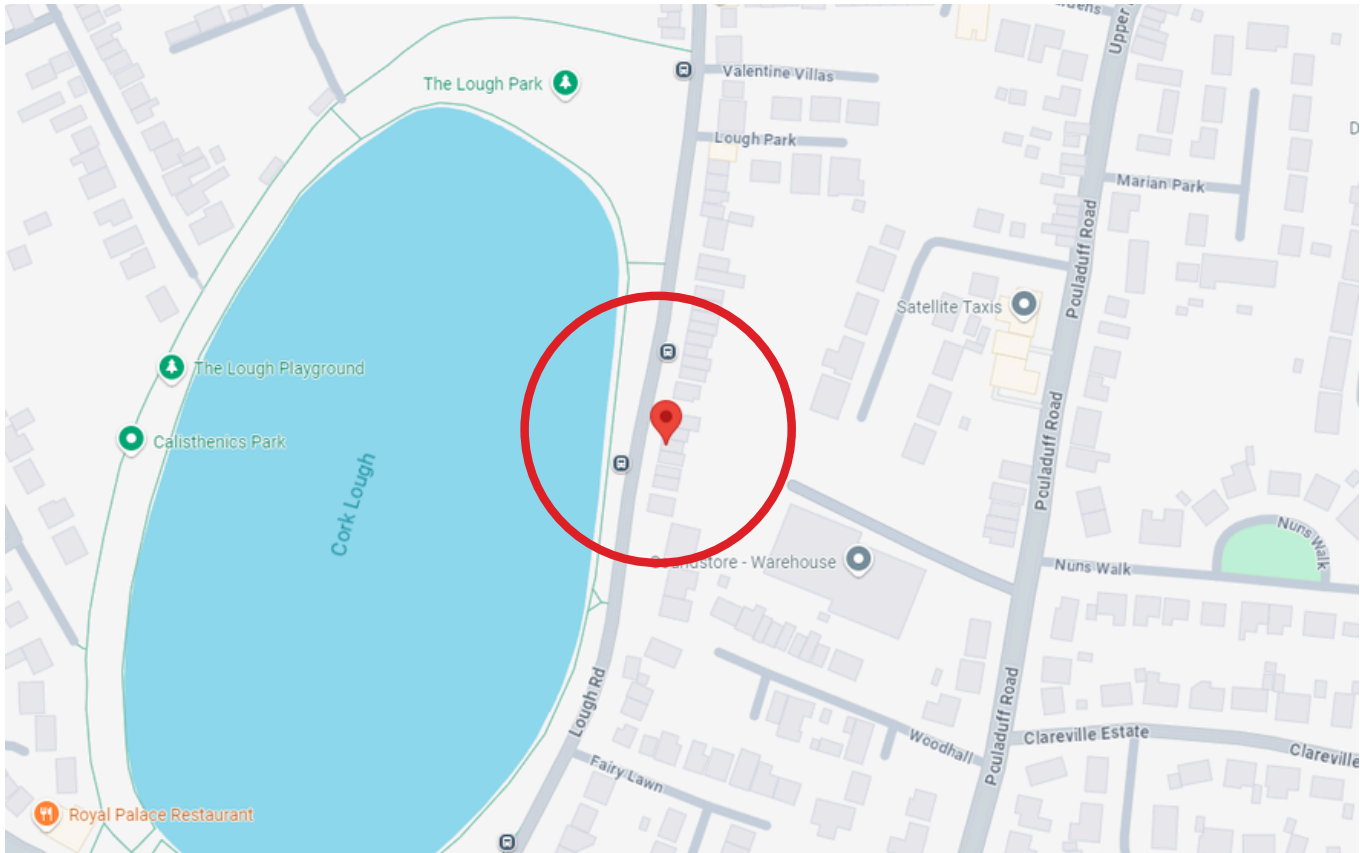
GROUND FLOOR

1ST FLOOR



| DIRECTIONS

Please see Eircode T12 W4F3 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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