

50 Knockfree Avenue, Fairhill, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superbly presented and recently renovated, three bedroom mid-terraced property in Knockfree Avenue, Fairhill. The property benefits from beautiful modern interiors, with a superb finish throughout, and its convenient location close to a host of amenities including schools, supermarkets, gym and Apple Ireland HQ. The property also boasts impressive panoramic views over Cork City.

Accommodation consists of porch, reception hallway, living room, kitchen/dining area on the ground floor. Upstairs the property offers three spacious bedrooms and a bathroom.

AMV: €295,000

BER C2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Recently renovated throughout
- Approx. 101.33 Sq. M. / 1,091 Sq. Ft.
- Built in 1960
- BER C2 - newly insulated
- Newly fitted kitchen
- Brand new appliances
- Insulated slab and newly plastered throughout
- Natural gas fired central heating
- Newly fitted gas boiler and radiators
- New floors throughout
- Freshly landscaped back garden
- Three bedrooms upstairs
- Ample off street parking with a convenient driveway
- Walking distance to local amenities including schools & shops etc.
- Close to Apple Ireland HQ
- On the 201 and 203 bus routes
- Ideal first time buy

| PORCH

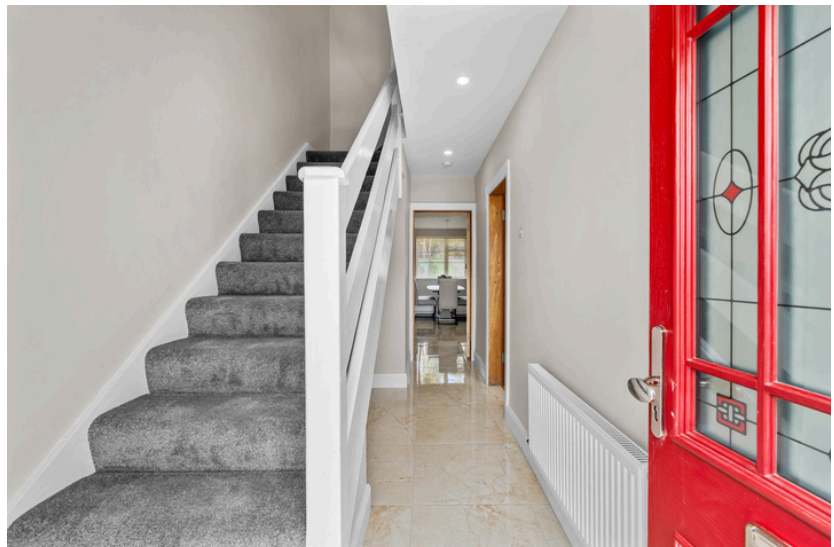
0.66m x 1.5m (2'1" x 4'9")

A sliding door allows access to the porch area which has mosaic tile flooring, one centre light fitting, and a PVC door with frosted centre glass panelling allowing access into the main reception hallway.

| RECEPTION HALLWAY

4.52m x 1.76m (14'8" x 5'7")

The hallway has high quality tile flooring, one radiator, recessed spot lighting, attractive neutral décor, and a door to the living room.



| LIVING ROOM

4.6m x 3.33m (15'0" x 10'9")

The living room has one large window to the front of the property, with panoramic views over Cork City and allowing extensive natural light to fill the area. The room has high quality wooden flooring, feature fireplace, centre light fitting, a radiator. and attractive neutral décor,



| KITCHEN/DINING

5.33m x 5.3m (17'4" x 17'3")

The open plan kitchen/dining area has two windows to the rear, high quality tile flooring, and access to under stair storage. The kitchen has newly fitted units at eye and floor level with an extensive worktop counter and tile splashback, feature breakfast bar, brand new oven/hob/extractor fan, brand new washing machine, a stainless steel sink, built-in fridge, and extensive dining space. A PVC door with frosted glass panelling allows access to the rear garden.



| STAIRS AND LANDING

3.12m x 3.3m (10'2" x 10'8")

The stairs and landing area has new carpet flooring throughout. The landing has an access hatch to the attic, and solid doors lead to all rooms.



| BEDROOM 1

2.89m x 4.36m (9'4" x 14'3")

This large double bedroom has high quality timber flooring, two windows to the rear of the property, one centre light fitting, one large radiator, and attractive neutral décor.



| BEDROOM 2

3.8m x 3.2m (12'4" x 10'4")

Another spacious double bedroom has high quality timber flooring, two windows overlooking the front of the property, built-in wardrobe unit, centre light fitting, radiator, and attractive neutral décor.



| **BEDROOM 3**

2.58m x 3.28m (8'4" x 10'7")

This single bedroom has high quality timber flooring, a window to the front of the property, built-in wardrobes, access to the boiler, one radiator and centre light fitting.



| **BATHROOM**

2.43m x 2.16m (7'9" x 7'0")

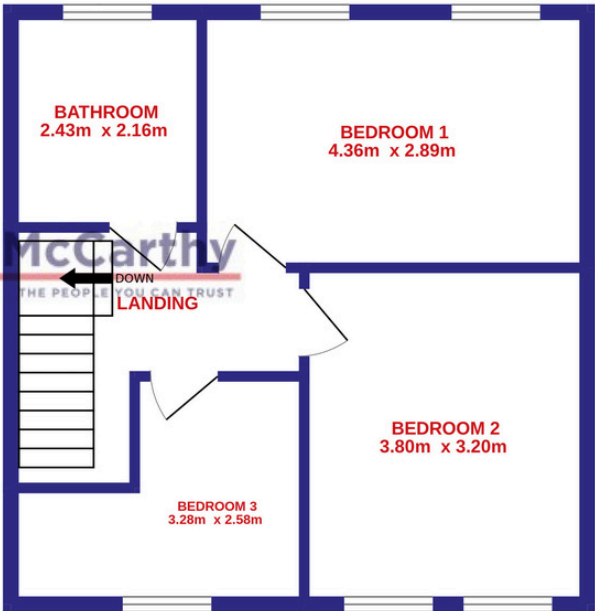
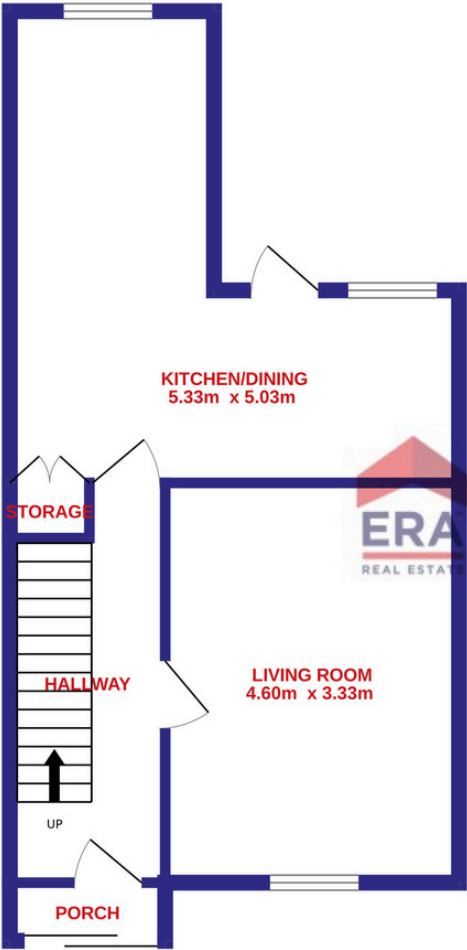
The bathroom features a three piece suite including a built-in power shower off the mains, impressive floor and wall tiling, attractive neutral décor, radiator, centre light fitting, a heated towel rail, storage space, and a frosted window to the rear.



| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



ERA Downey McCarthy
REAL ESTATE THE PEOPLE YOU CAN TRUST

| DIRECTIONS

Please see Eircode T23 V9X4 for directions.



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