

33 Popes Hill, Popes Road, Cork



ERA Downey McCarthy Auctioneers are pleased to offer to the market this beautifully presented, two bedroom duplex property in Popes Hill, which benefits from its convenient location close to a host of amenities, as well as its proximity to Cork city centre and Blackpool. An ideal first time buy or investment opportunity, viewing comes highly recommended to appreciate what this home has to offer.

Accommodation consists of reception hallway, open plan kitchen/dining/living area, and guest w.c on the ground floor. Upstairs the property offers two spacious double bedrooms and the main family bathroom.

AMV: €250,000

BER C2

60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Approx. 63.63 Sq. M. / 685 Sq. Ft.
- Built in 2003
- BER C2
- Gas fired central heating
- Double glazed windows
- Two spacious bedrooms
- Private front garden
- Enclosed balcony area
- Off street parking
- Superb location
- Close to a host of amenities including Cork Bell's Field, shops, bars, restaurants, pharmacy, pitch & putt club, Blackpool shopping centre
- 15 minutes' walk to Cork city centre

| RECEPTION HALLWAY

2.14m x 1.58m (7'0" x 5'1")

A timber door with frosted glass panelling allows access into the reception hallway. The hallway has newly fitted laminate flooring, one radiator, neutral décor, one centre light piece, alarm system, and a smoke alarm.



| OPEN PLAN

KITCHEN/DINING/LIVING

6.85m x 4.56m (22'4" x 14'9")

This open plan and spacious room is dual aspect, with one bay window to the front of the property, and one window to the rear.

The living area features newly fitted carpet flooring, neutral décor, a feature open fireplace, one centre light piece, six power points, and access to under stair storage.



The kitchen/dining area has tile flooring, one large radiator, two light pieces, and PVC glass double doors allowing access to the enclosed balcony. The kitchen features modern fitted units at eye and floor level in an L-shape with extensive worktop counter and tile splashback. The kitchen includes a stainless steel sink, an integrated oven/hob/extractor fan, plumbing for a washing machine. The gas boiler is also housed here.



| GUEST W.C

1.58m x 0.95m (5'1" x 3'1")

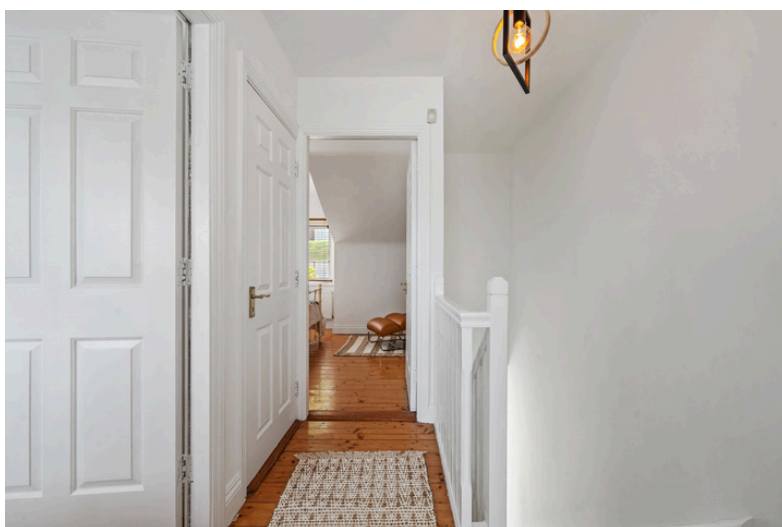
The guest w.c features a two piece suite, one window to the side of the property, tile flooring, tile splashback to the sink, and one centre light piece.



| STAIRS AND LANDING

1.97m x 2.02m (6'4" x 6'6")

Newly fitted carpet stairs lead to the first floor landing. The landing area has timber flooring, one centre light piece, access to a hot press, and an access hatch to the attic.



| BEDROOM 1

3.03m x 4.58m (9'9" x 15'0")

A spacious double bedroom has one window to the front of the property, timber flooring, one large radiator, one centre light piece, an access hatch to the attic, and power points.



| BEDROOM 2

3.85m x 2.7m (12'6" x 8'8")

Another double bedroom has one window to the rear of the property, timber flooring, built-in storage units, one radiator, one centre light piece, and power points.



| BATHROOM

1.76m x 1.78m (5'7" x 5'8")

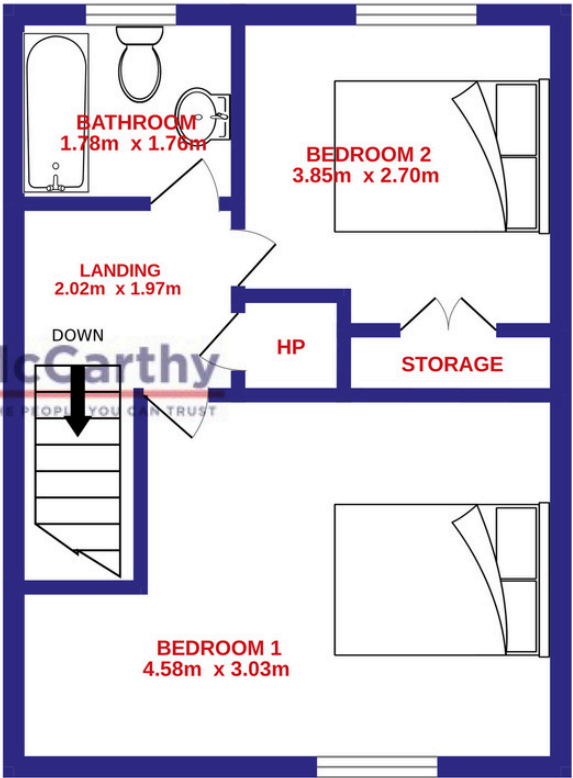
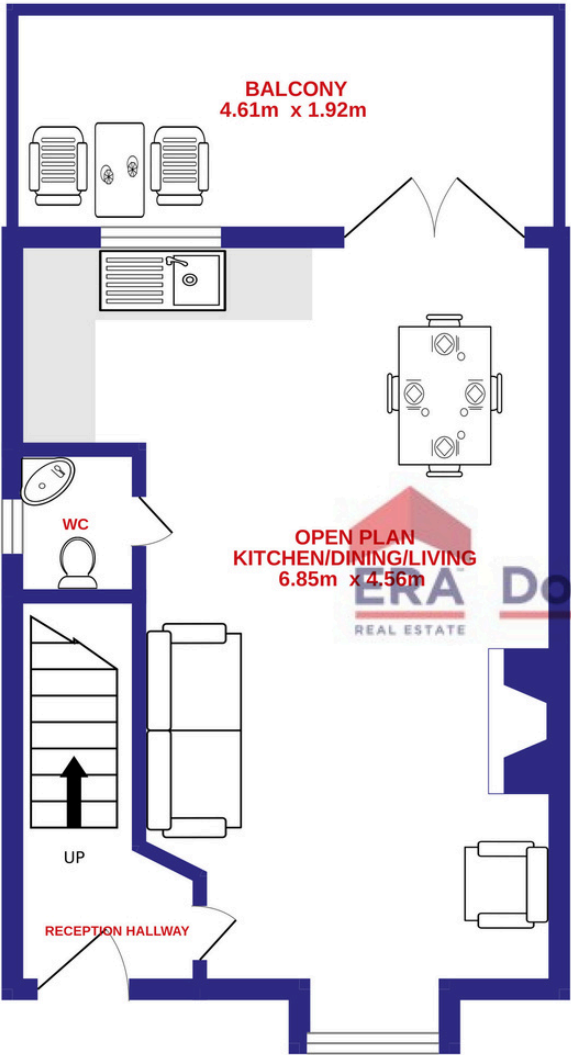
The main family bathroom features a four piece suite, including an electric shower fitted over the bath. The room has timber flooring, tiled walls, one large window to the front of the property, one radiator, and one centre light piece.



| FLOOR PLAN

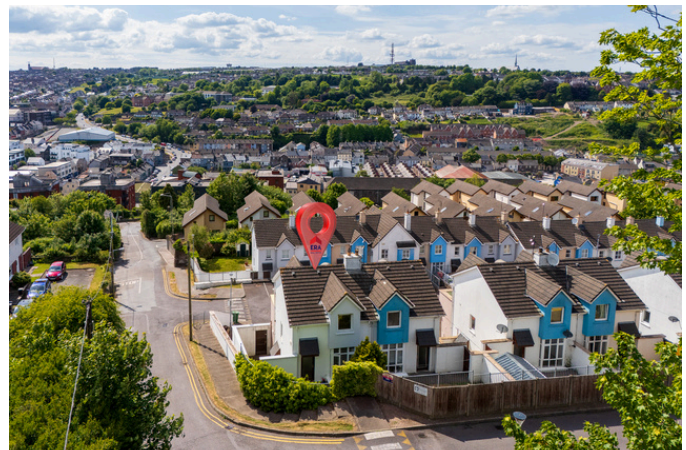
GROUND FLOOR

1ST FLOOR



ERA Downey McCarthy
REAL ESTATE THE PEOPLE YOU CAN TRUST

| GARDENS AND EXTERIOR

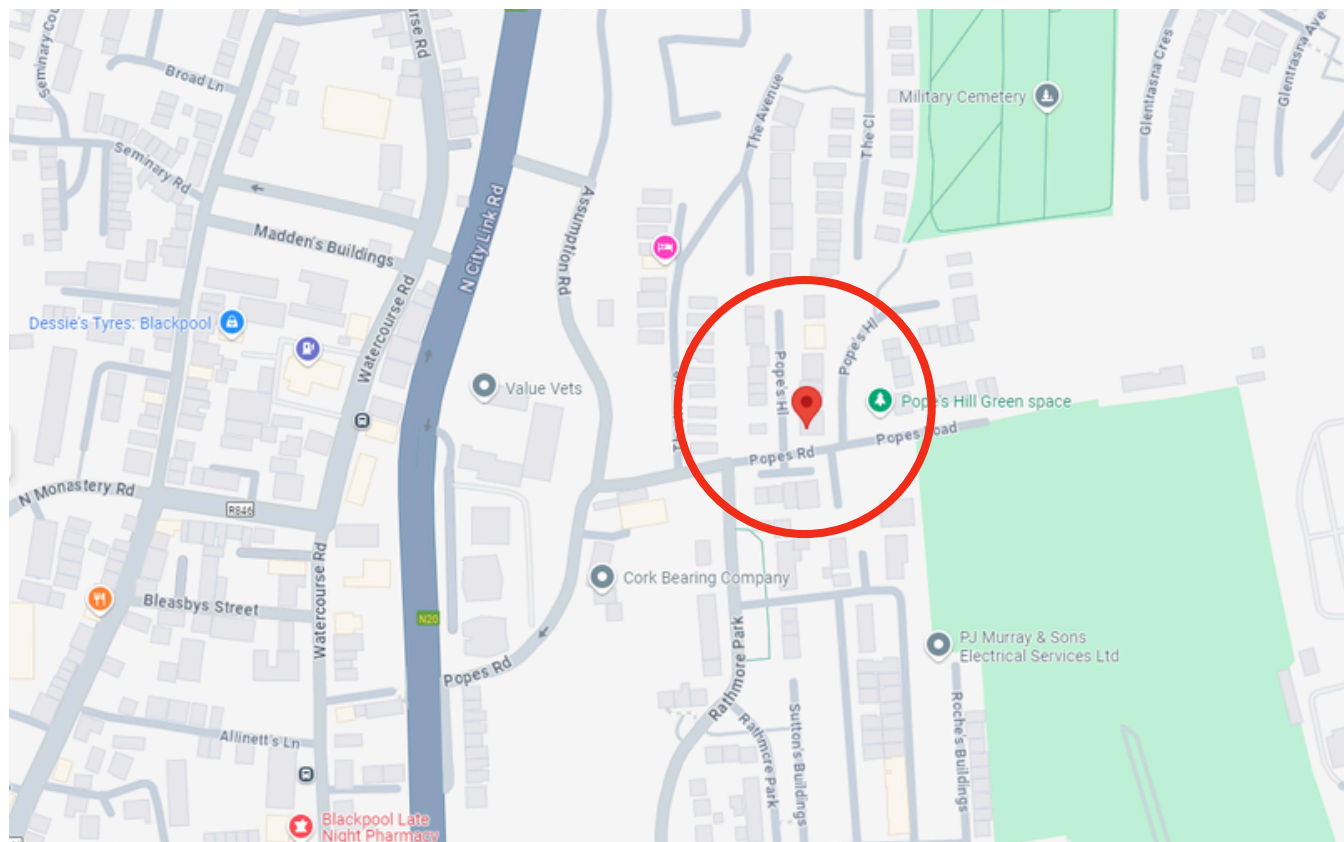


The front of the property is accessed via steps from the main footpath. They lead to a timber gate, allowing access to a fully enclosed front garden which is laid to lawn with mature shrubs and plants abound. There is a steel shed included as part of the sale which is ideal for storage.

The rear of the property has a fully enclosed, west facing balcony area which has astro turf and offers views across Cork city.

| DIRECTIONS

Please see Eircode T23 EK80 for directions.



| ALL ENQUIRIES TO:

Sean McCarthy
086 8385768
sean@eracork.ie



Judy O'Brien
083 0681921
judy@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.