

49 Harbour View Road, Knocknaheeny, Cork



ERA Downey McCarthy are delighted to offer to the market this very well-presented, two bedroom end of terrace property on Harbour View Road. The property boasts a very high energy efficient A3 BER rating, and would be an ideal first time buy as it is conveniently located close to all amenities including St. Mary's Health Campus and Apple HQ, as well as local parks, primary and secondary schools, supermarkets, shops and restaurants etc.

Accommodation consists of reception hallway, living room, kitchen/dining, and the bathroom on the ground floor. On the first floor there are two spacious double bedrooms.

AMV: €250,000

BER A3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 63.14 Sq. M. / 680 Sq. Ft.
- Built in 1974/5 approx.
- BER A3 – Qualifying the property for Green Mortgage Interest Rates
- Air to Water heating system
- Two spacious bedrooms upstairs
- Fine corner site
- Superb south facing rear garden
- Two sheds to the rear
- A block built shed features plumbing for a washing machine and dryer
- Off street parking - fine driveway to the front/side of the property
- Ideal first time buy
- On the 201 and 202A bus routes
- Close to a host of amenities
- Adjacent to St. Mary's Health Campus (The Orthopaedic)
- Close to Apple HQ in Hollyhill

| RECEPTION HALLWAY

2.24m x 2.9m (7'3" x 9'5")

The welcoming reception hallway has high quality laminate flooring, one centre light fitting, attractive neutral décor, one radiator, and access to the electrical service board.



| LIVING ROOM

2.86m x 4.25m (9'3" x 13'9")

The living room has one window to the front of the property, allowing extensive natural light to fill the area. The room has high quality laminate flooring, attractive neutral décor, one centre light fitting, one radiator, a feature fireplace with stove insert, and access to a hot press.



| KITCHEN

3.53m x 3.3m (11'5" x 10'8")

The kitchen has one window to the rear of the property, and a door allowing access to the garden. The kitchen features solid fitted units at eye and floor level with extensive worktop counter and tile splashback, a stainless steel sink, integrated oven/hob/extractor fan, space for a fridge. The area has tile flooring, attractive décor, one centre light fitting, one radiator, power points, and a PVC door with glass panelling allows access to the rear garden.



| BATHROOM

1.63m x 1.75m (5'3" x 5'7")

The bathroom features a four piece suite including a Mira Sport electric shower fitted over the bath, floor and wall tiling, attractive décor, centre light fitting, radiator, extractor fan, and a frosted window to the rear.



| STAIRS AND LANDING

1.81m x 3.26m (5'9" x 10'6")

The stairs are fitted with carpet flooring. The landing area has high quality laminate flooring, attractive neutral décor, centre light fitting, and a radiator.



| BEDROOM 1

2.89m x 4.25m (9'4" x 13'9")

This spacious double bedroom has a window overlooking the front of the property, high quality laminate flooring, attractive neutral décor, centre light fitting, radiator, and built-in wardrobe units.



| BEDROOM 2

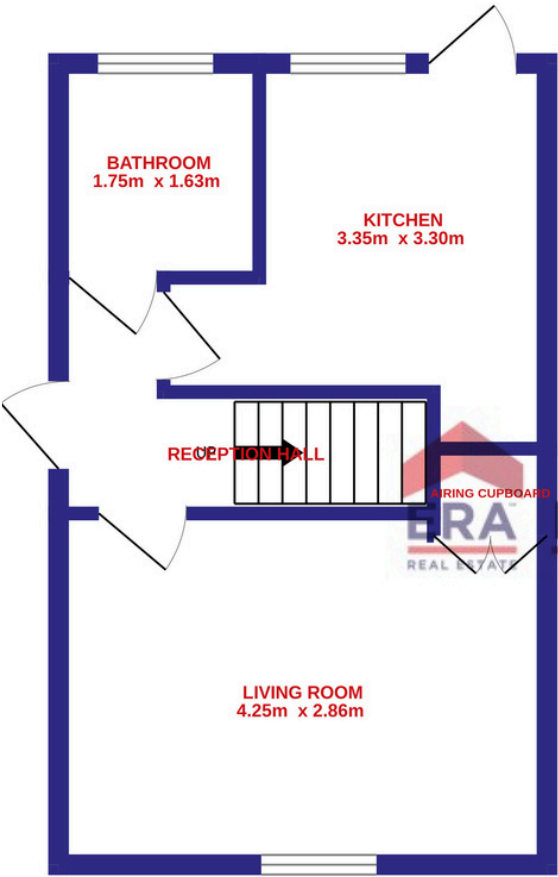
2.77m x 4.26m (9'0" x 13'9")

Another generous sized double bedroom has two windows overlooking the rear of the property, quality laminate flooring, attractive neutral décor, centre light fitting, radiator, and a Stira staircase to the attic.

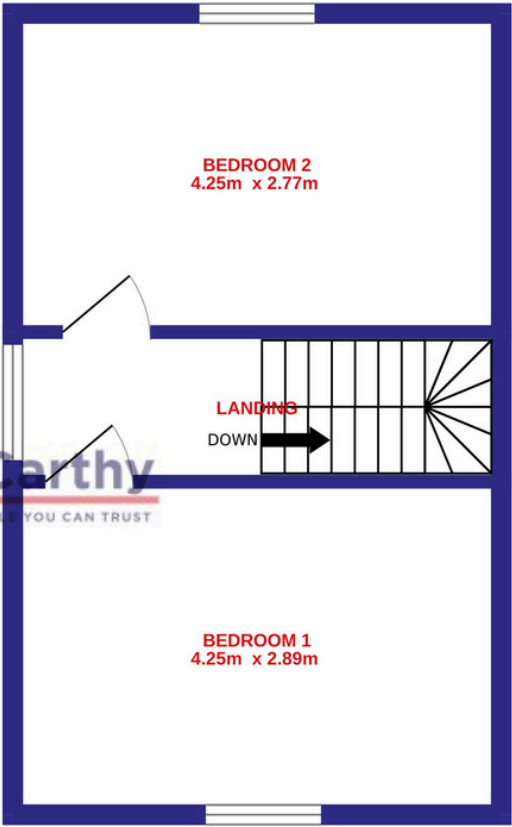


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR

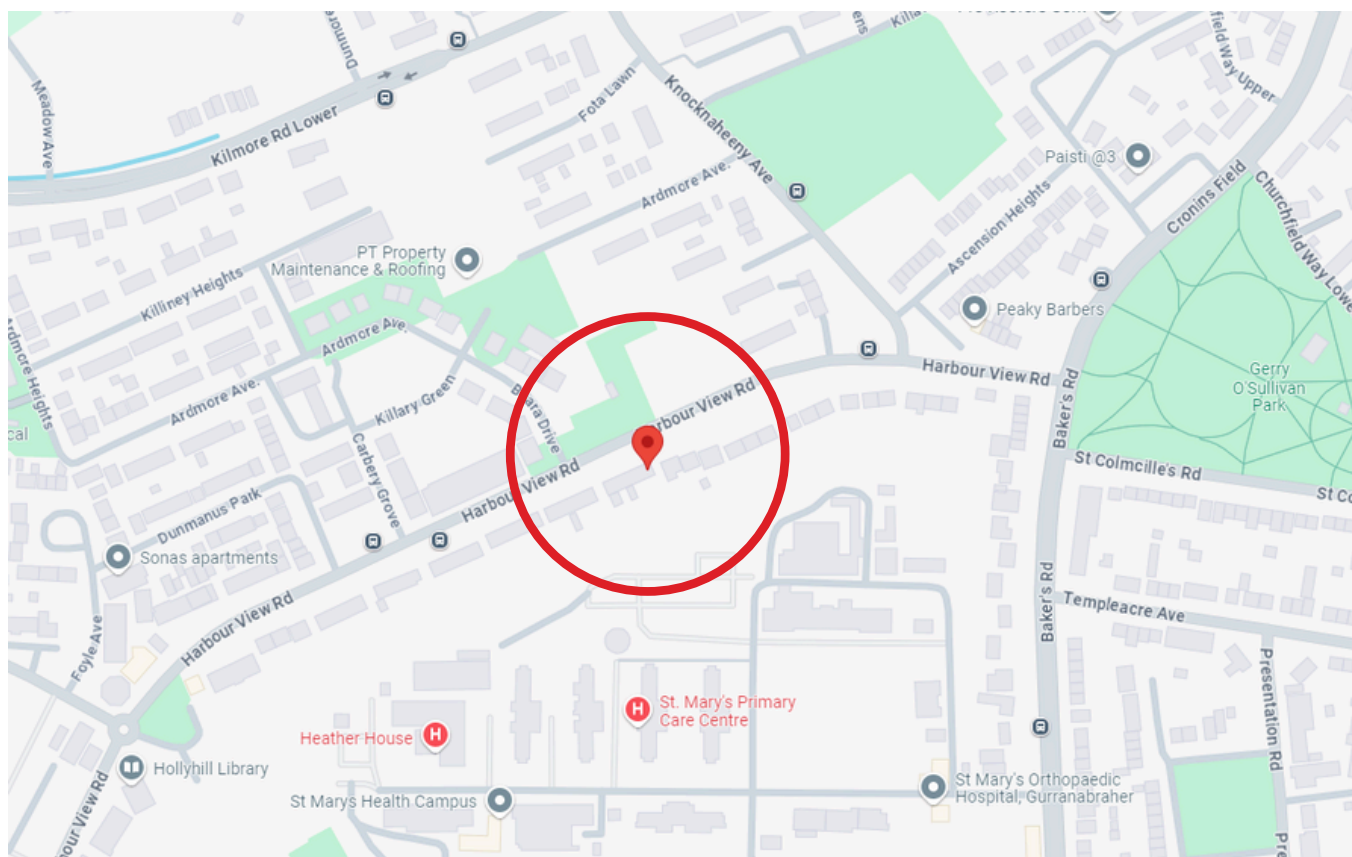


The front of the property has a large concrete driveway which can accommodate off street parking for two vehicles. There is a manicured garden area which is laid to lawn with mature shrubs and plants. A secure side gate allows access to the rear.

The rear of the property boasts a beautifully maintained south facing garden which has been laid to lawn, and is fully enclosed with block built walls. The garden has two sheds with the block built shed featuring plumbing for a washing machine and dryer, and a Barna shed that is ideal for storage.

| DIRECTIONS

Please see Eircode T23 D9K3 for directions.



| ALL ENQUIRIES TO:



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