

## 1 Nash's Boreen, Fairhill, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this splendid three bedroom detached bungalow in Fairhill, Cork. This property has tremendous potential to create a wonderful family home and it offers a super, large rear garden which provides ample space for a young family or plenty of room for an extension, subject to planning permission.

Accommodation consists of porch, reception hallway, living room, kitchen/dining area, sun room, three spacious bedrooms, and a bathroom.

**AMV: €375,000**

**BER D1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 112.75 Sq. M. / 1,214 Sq. Ft.
- Built in 1973 approx.
- BER D1
- Three bedrooms
- Spacious rear garden
- Very private, not overlooked
- Site is fully enclosed
- Driveway provides parking to the front of the house
- Close to a number of essential and recreational amenities
- Close to Na Piersaigh GAA club
- Easy access to N20 road network
- On the 201 and 203 bus routes

## | PORCH

1.08m x 1.31m (3'5" x 4'2")

A glass door allows access into the porch, which has tile flooring, a light fitting, and a PVC door allowing access through to the main reception hallway.



## | RECEPTION HALLWAY

2.93m x 5.42m (9'6" x 17'7")

The reception hallway has carpet flooring, two light fittings, one large radiator, and a storage press.





## | LIVING ROOM

4.06m x 3.99m (13'3" x 13'0")

The main living room has one large window to the front of the property, allowing in extensive natural light. The room has a feature fireplace, neutral décor, one centre light fitting, one radiator and carpet flooring.



## | KITCHEN/DINING ROOM

3.41m x 7.31m (11'1" x 23'9")

The kitchen features solid fitted units at eye and floor level with an extensive worktop counter and tile splashback, plumbing for a washing machine and dishwasher, space for an oven/hob/extractor fan, space for a fridge freezer, two light fittings, tile flooring, and a door and window to the rear. The dining area has carpet flooring, extensive dining space, one radiator, and a sliding glass door allowing access into the sun room.



## | **SUN ROOM**

3.83m x 3.84m (12'5" x 12'5")

The superb sun room has plenty of natural light and offers panoramic views across the countryside to the north of Cork city. There is tile flooring, one radiator, and a sliding door allowing access out to the large rear garden.



## | **BEDROOM 1**

3.79m x 3.22m (12'4" x 10'5")

This double bedroom has a large window to the front of the property, built-in wardrobe units for storage, neutral décor, centre light fitting, radiator, and carpet flooring.



## | **BEDROOM 2**

3.6m x 3.61m (11'8" x 11'8")

Another double bedroom that has a window to the rear of the property, a built-in wardrobe unit, neutral décor, centre light fitting, radiator and carpet flooring.





### **BEDROOM 3**

2.92m x 3.52m (9'5" x 11'5")

This large bedroom has one window to the front of the property, built-in wardrobe units, neutral décor, centre light fitting, radiator and carpet flooring.



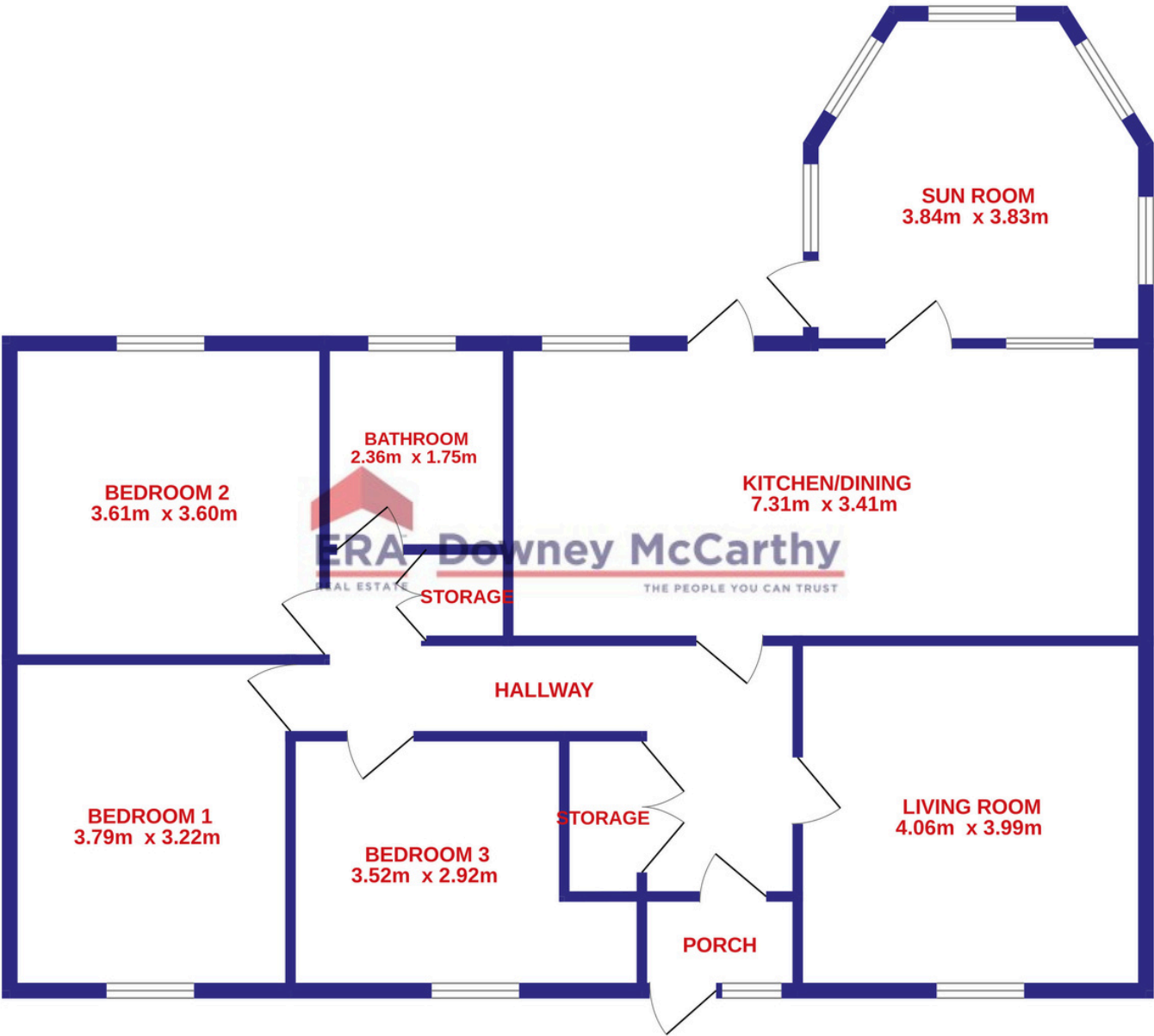
### **BATHROOM**

2.36m x 1.75m (7'7" x 5'7")

The bathroom features a three piece suite including a built-in shower cubicle incorporating a TritonT90 Z electric shower, a frosted window to the rear, centre light fitting, and a radiator.



| FLOOR PLAN





## | GARDENS AND EXTERIOR

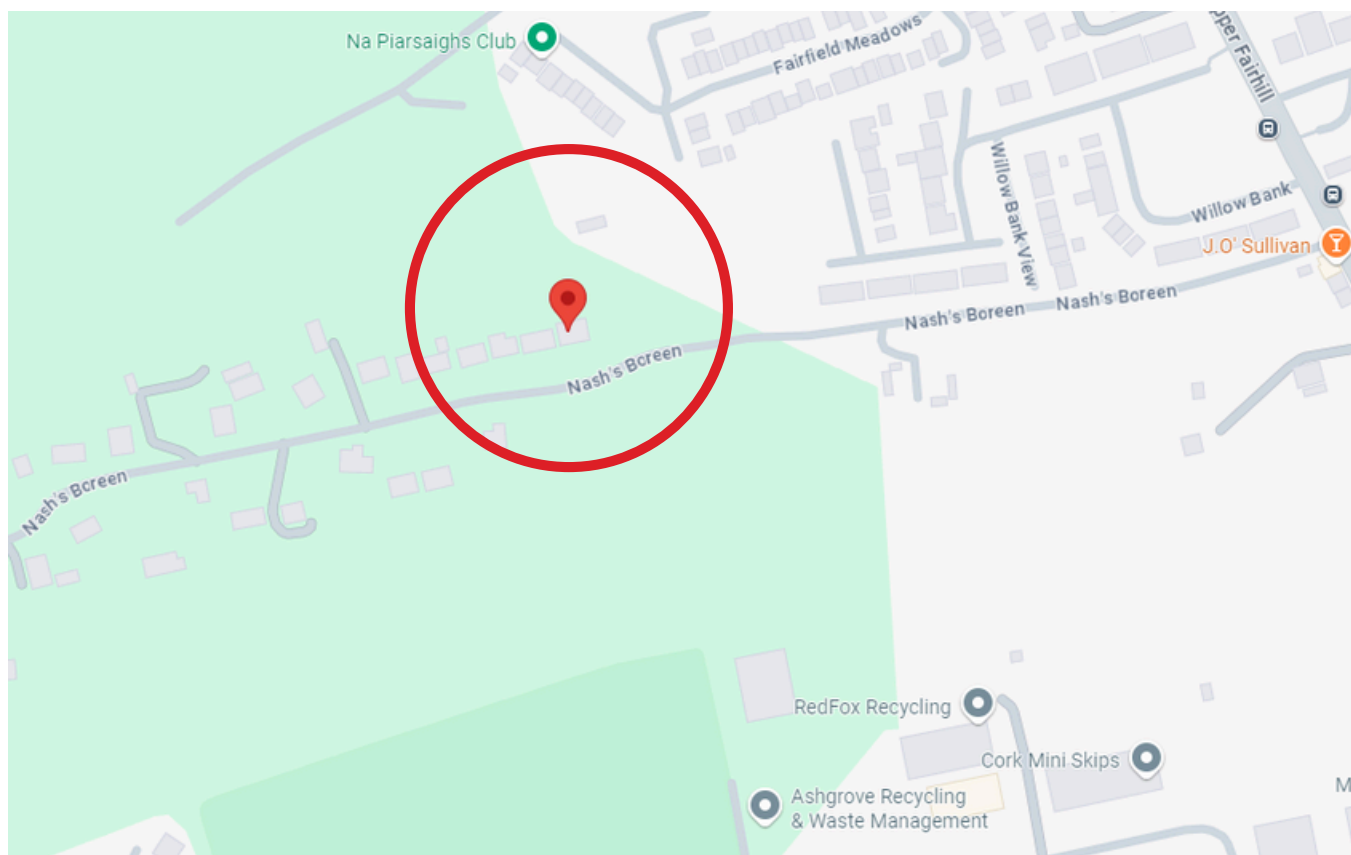


The front of the property is fully enclosed with block built walls, mature hedging, and secure gates. There is a concrete driveway to accommodate off street parking for two to three vehicles, and a garden area which is laid to lawn with mature shrubs and plants abounding.

The rear of the property boasts a spacious and fully enclosed garden area. Timber decking surrounds the house which is ideal for outdoor entertaining, and the garden is fully enclosed with mature trees. The garden has been landscaped and tiered, and there is a block built shed located here along with the oil tank.

## | DIRECTIONS

Please see Eircode T23 H7A4 for directions.



## | ALL ENQUIRIES TO:



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