

12 Mount Eden Road, Gurrabraher, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly located three bedroom semi-detached property, benefitting from its position on large corner site with obvious future development potential subject to planning permission. Accommodation consists of reception hallway, kitchen/dining area, living room, rear hallway and shower room on the ground floor. Upstairs the property offers three spacious bedrooms, and the main family bathroom.



AMV: €225,000

BER E2

60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Approx. 70Sq. M / 754 Sq. Ft.
- Built in 1947
- BER E2
- Gas fired central heating
- Three spacious bedrooms
- West facing rear aspect
- Superb location
- Close proximity to Apple Ireland HQ
- Located close to all amenities including regular bus routes
- On the 202 and 202A bus route
- Ideal first time buy/investment

| PORCH

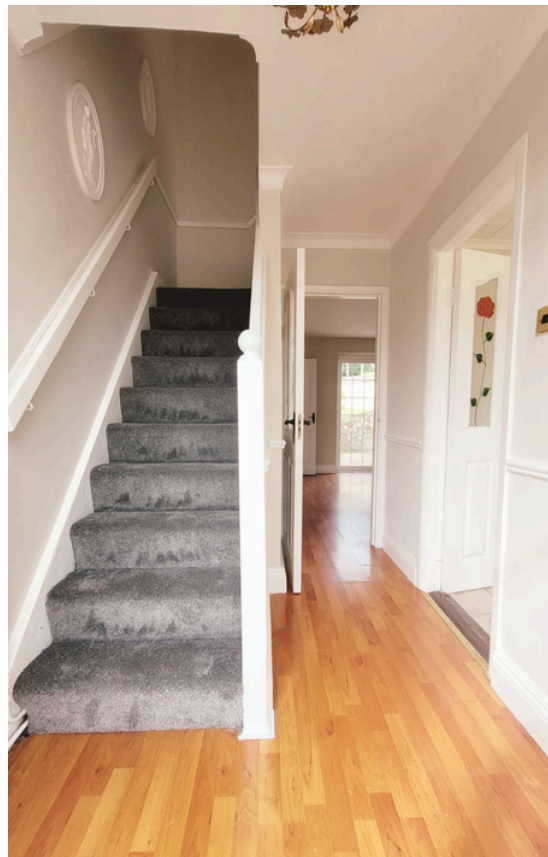
0.48m x 1.5m (1'5" x 4'9")

Sliding glass doors allow access to the porch area, which has tile flooring.

| RECEPTION HALLWAY

2.77m x 1.78m (9'0" x 5'8")

A PVC door with a frosted glass panelling allows access to the main reception hallway. The hallway has laminate timber flooring, neutral décor, one centre light piece, one radiator, and one power point.



| KITCHEN/DINING

2.83m x 3.09m (9'2" x 10'1")

The kitchen/dining area features one centre light piece, one radiator, one large window to the front of the property, and tile flooring throughout. The kitchen has fitted units at eye and floor level in an L-shape with worktop counter and tile splashback. The kitchen includes an integrated oven/hob/extractor fan, washing machine, fridge freezer, a stainless steel sink, ample storage, and power points.



| LIVING ROOM

3.63m x 3.83m (11'9" x 12'5")

The spacious living room has French double doors allowing access to the large patio area. The area has laminate timber flooring, an electric fireplace, eight power points, and one wall-mounted light piece. The gas boiler is housed within this room, and a door allows access to the rear hallway.



| REAR HALLWAY

4.39m x 0.89m (14'4" x 2'9")

The rear hallway has tile flooring and one centre light piece.



| SHOWER ROOM

2.52m x 1.6m (8'2" x 5'2")

Located on the ground floor, the shower room features a three piece suite including a built-in shower cubicle incorporating a Mira Sport electric shower, floor and wall tiling, one large radiator, one centre light piece, extractor fan, two power points, one window to the side of the property, and one window to the rear.



| STAIRS AND LANDING

1.73m x 2.11m (5'6" x 6'9")

The stairs and landing are fitted with new carpet flooring throughout and two feature medallions. At the top of the landing there is one wall-mounted light piece, and an access hatch to the attic.



| BEDROOM 1

3.68m x 2.73m (12'0" x 8'9")

A spacious double bedroom has one large window to the rear of the property, timber flooring, one radiator, one centre light piece, ample built-in storage space, and four power points. The hot press is located within this room.



| BEDROOM 2

2.84m x 2.8m (9'3" x 9'1")

Another double bedroom has one window to the front of the property, timber flooring, built-in wardrobes, one centre light piece, one large radiator, and four power points.



| BEDROOM 3

2.69m x 2.12m (8'8" x 6'9")

This single bedroom has one window to the rear of the property, built-in storage and desk, timber flooring, one radiator, two power points.



| BATHROOM

1.97m x 2.04m (6'4" x 6'6")

The main family bathroom features a three piece suite, modern floor and wall tiling, one window to the front of the property, recessed spot lighting, and a wall-mounted mirror.

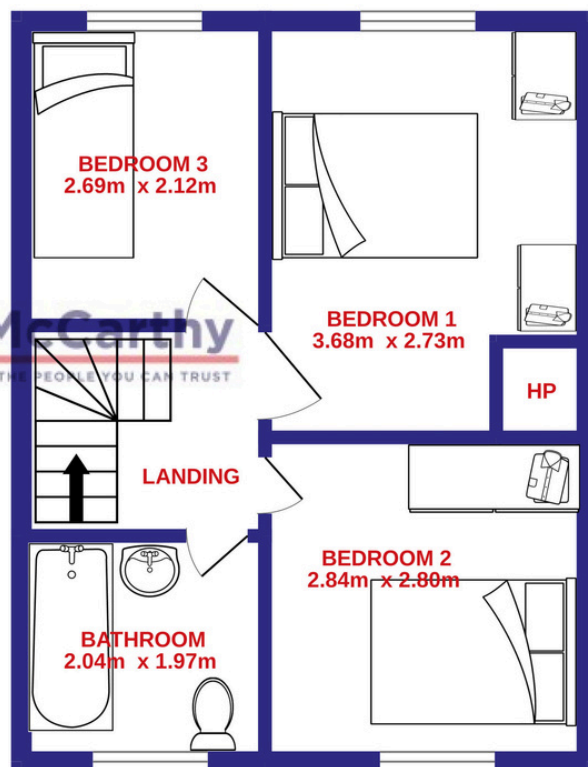


| FLOOR PLAN

GROUND FLOOR

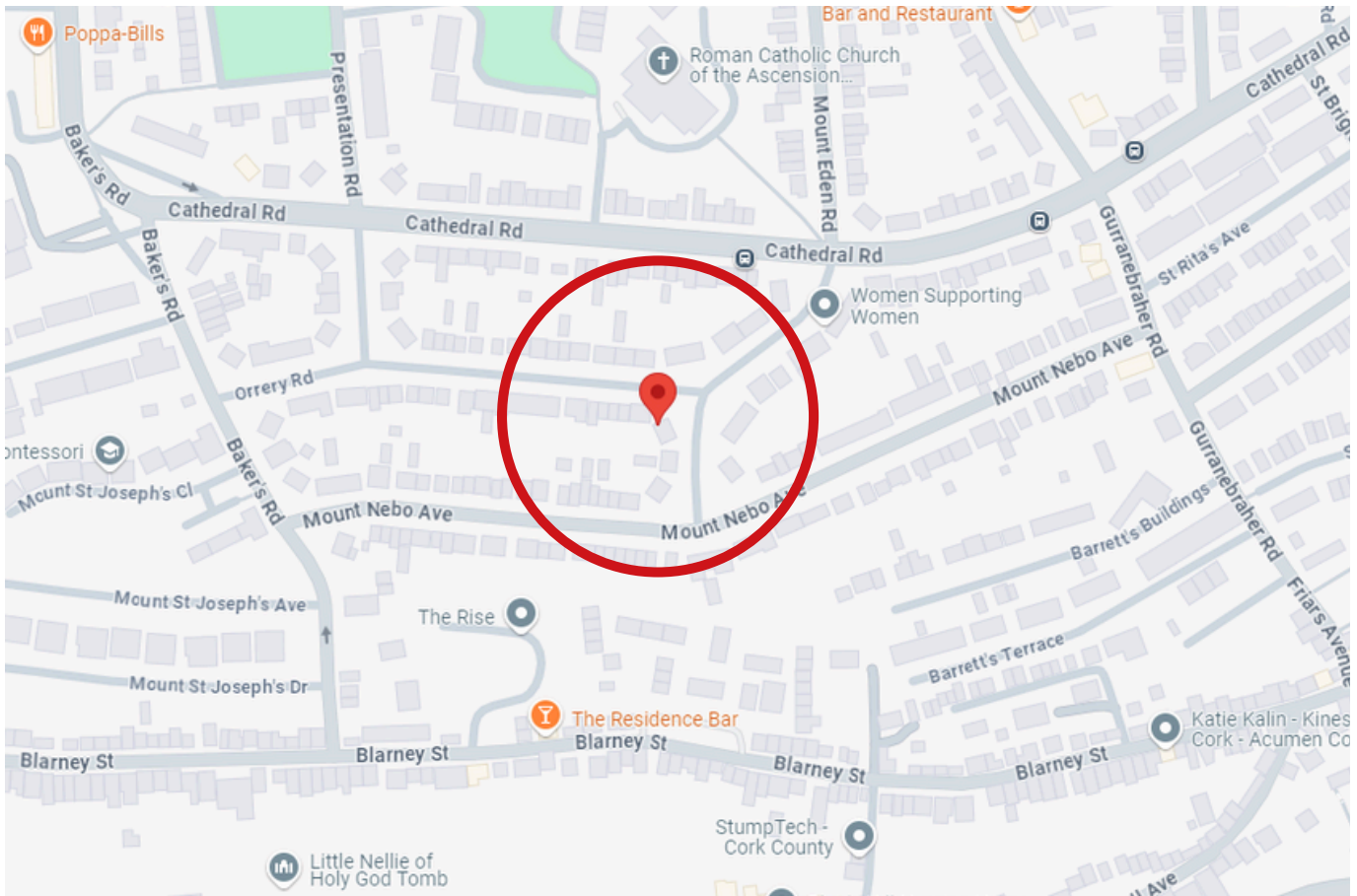


1ST FLOOR



| DIRECTIONS

Please see Eircode T23 A6N4 for directions.



| ALL ENQUIRIES TO:

Garry O'Donnell MIPAV, MMCEPI, TRV
087 7522244
garry@eracork.ie



Downey McCarthy
THE PEOPLE YOU CAN TRUST

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