

20 Innishannon Road, Fairhill, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this very well-presented, two bedroom semi-detached property in Innishannon Road, Fairhill. The property benefits its positioning on a spacious corner site, a beautiful fully enclosed rear garden, and its convenient location close to a host of amenities including schools, supermarkets, gym and Apple Ireland HQ.



AMV: €250,000

BER E1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 71.58 Sq. M. / 770 Sq. Ft.
- Built in the 1950's approx.
- BER E1
- Two spacious double bedrooms
- Attractive décor throughout
- Superb fully enclosed rear garden
- Fantastic outside pre-fab office
- Off street parking
- Walking distance to local amenities
- Close to schools, supermarket, cafes etc.
- Close to Apple Ireland HQ
- On the 201 and 203 bus routes
- Ideal first time buy

| PORCH

0.81m x 2.03m (2'6" x 6'6")

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



| RECEPTION HALLWAY

4.51m x 1.76m (14'7" x 5'7")

The hallway has timber flooring, a radiator, neutral décor, access to the electrical board, and a centre light fitting. A door allows access to the guest w.c.



| GUEST W.C

2.73m x 0.75m (8'9" x 2'4")

The guest w.c features a two piece suite, laminate flooring, centre light fitting, storage space, and neutral décor.



| LIVING ROOM

4.52m x 3.39m (14'8" x 11'1")

The living room has one large window to the front of the property, attractive neutral décor, a beautiful feature fireplace with marble surround and electric insert, centre light fitting, radiator and wooden flooring .



| KITCHEN/DINING

1.97m x 5.27m (6'4" x 17'2")

The kitchen area has fitted units at eye and floor level with a worktop counter and tile splashback, integrated oven and hob, plumbing for a washing machine, a stainless steel sink, space for a fridge freezer, and space for a dishwasher. The dining area has one radiator, one centre light fitting, and ample dining space. The back door allows access to the rear garden.



| STAIRS AND LANDING

0.9m x 4.33m (2'9" x 14'2")

The stairs and landing area has carpet flooring throughout. The landing has one centre light fitting, access to the hot press, a Stira staircase allowing access to the attic, and solid doors lead to all rooms.



| BEDROOM 1

3.06m x 5.29m (10'0" x 17'3")

This large double bedroom has timber flooring, two windows overlooking the front of the property, built-in wardrobe unit for storage, two light fittings, one radiator, and attractive neutral décor.



| BEDROOM 2

2.57m x 3.53m (8'4" x 11'5")

Another spacious double bedroom has timber flooring, one window to the rear of the property, built-in wardrobe units for storage, one centre light fitting, one radiator, and attractive neutral décor.



| MAIN BATHROOM

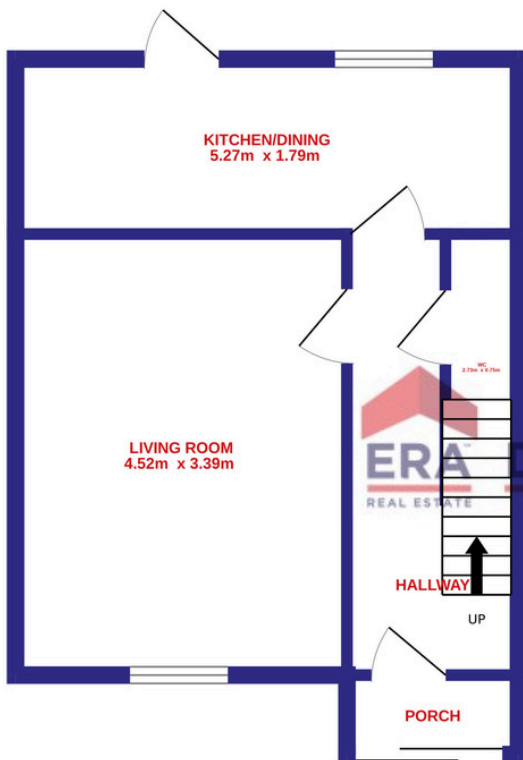
2.39m x 2.14m (7'8" x 7'0")

The beautifully appointed family bathroom features a three piece suite including a built-in shower cubicle incorporating a power shower off the mains, timber flooring, attractive décor, one radiator, one centre light fitting, and one frosted window to the rear.

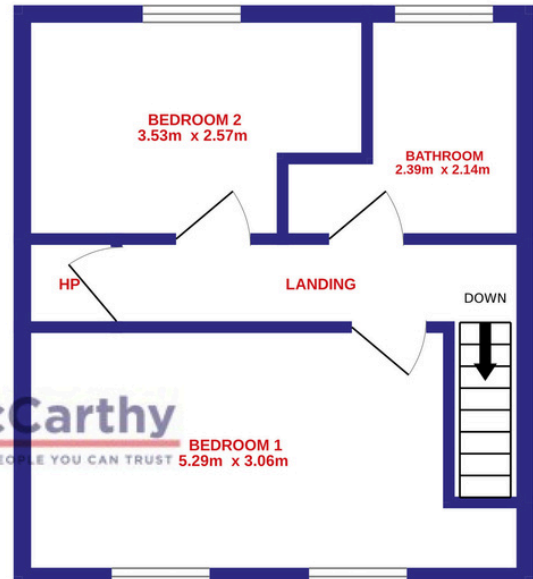


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR



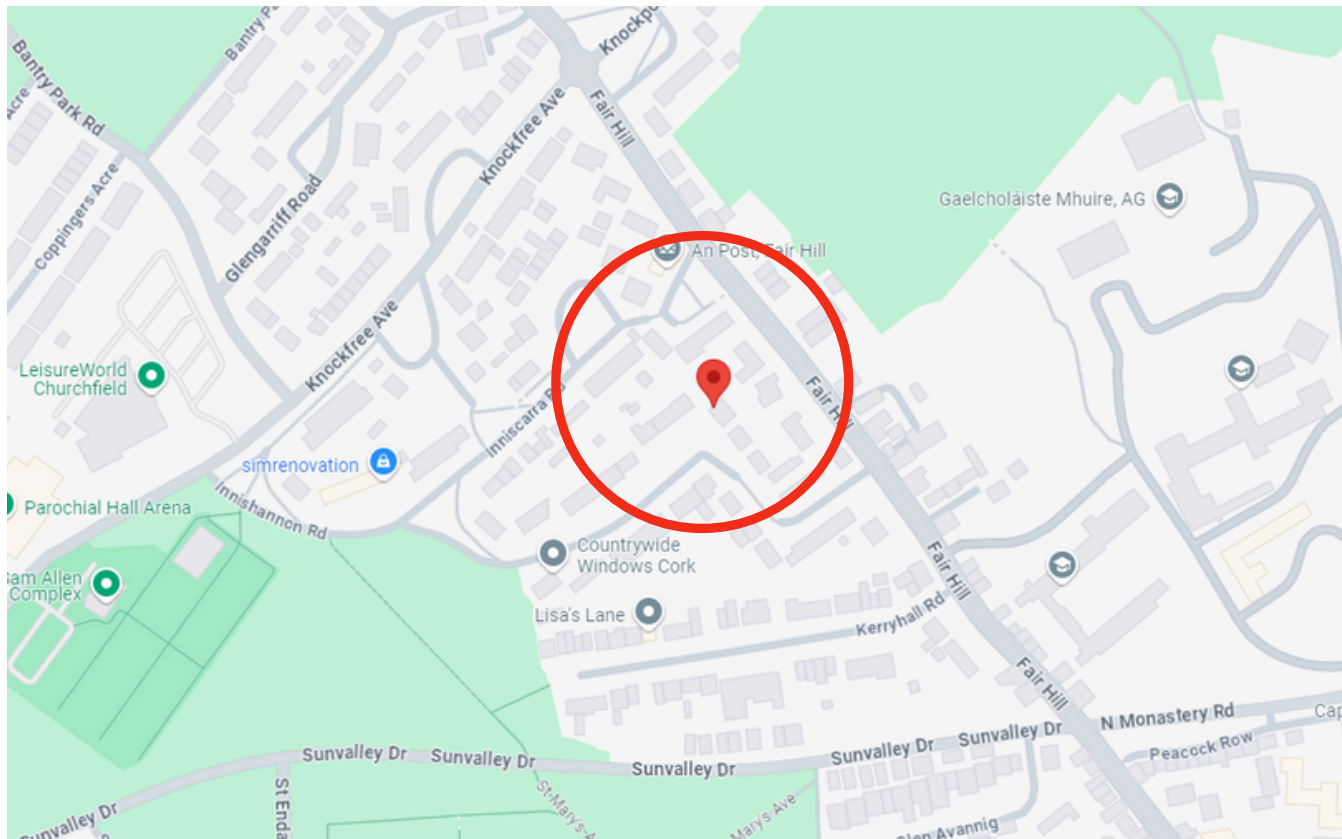
The front of the property has a tarmac driveway to accommodate off street parking for two vehicles, and there is a garden area which is laid to lawn.

A secure side gate allows access to the rear of the property.

The rear of the property boasts a superb rear garden which is fully enclosed to all sides. The beautiful garden is laid to lawn and there is a patio area ideal for outdoor entertaining. The property also offers a pre-fab unit which is currently in use as a home office.

| DIRECTIONS

Please see Eircode T23 NY2H for directions.



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