

## Rosedale, 60 Fairfield Avenue, Fairhill, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this super two bedroom, semi-detached bungalow in Fairfield Avenue, Fairhill, Cork. The property is in need of modernisation and renovation, but has superb potential and a lovely back garden with immense potential, and it offers prospective purchasers the opportunity to create their dream home in a convenient and popular location.



**AMV: €225,000**



**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- A bungalow with superb potential
- Approx. 50.67 Sq. M. / 545 Sq. Ft.
- Built in the 1960 approx.
- BER F
- Two bedrooms
- Spacious rear garden which is fully enclosed
- Off street parking
- Walking distance to all essential amenities
- Close to schools, leisure centre/gym, shops and Lidl supermarket
- Easy access to N20 road network
- On the 201 and 203 bus routes

## | RECEPTION HALLWAY

4.35m x 1.05m (14'2" x 3'4")

The reception hallway has one centre light fitting, timber flooring, one large radiator, neutral décor, power points, access to the fuse board, and solid doors lead to all rooms.



## | LIVING ROOM

4.14m x 3.71m (13'5" x 12'1")

The spacious main living room has carpet flooring, one centre light fitting, one window to the front of the property, a feature fireplace with electric insert, access to the hot press which is shelved for storage, one large radiator, and power points.





## | KITCHEN

2.65m x 3.68m (8'6" x 12'0")

The kitchen has solid fitted units at eye and floor level in an L-shape, worktop counter, tile splashback, a stainless steel sink, space for appliances, and some power points. The room has laminate herringbone flooring, one window to the rear, one centre light fitting, and an access hatch to the attic. A door with frosted glass panelling allows access to the rear garden.



## | BEDROOM 1

3.65m x 2.83m (11'9" x 9'2")

This double bedroom has one window to the front of the property, timber flooring, one centre light fitting, neutral décor, one large radiator, and power points.



## | **BEDROOM 2**

2.91m x 2.59m (9'5" x 8'4")

Another double bedroom has one window to the rear of the property, timber flooring, one centre light fitting, neutral décor, one radiator, and power points.



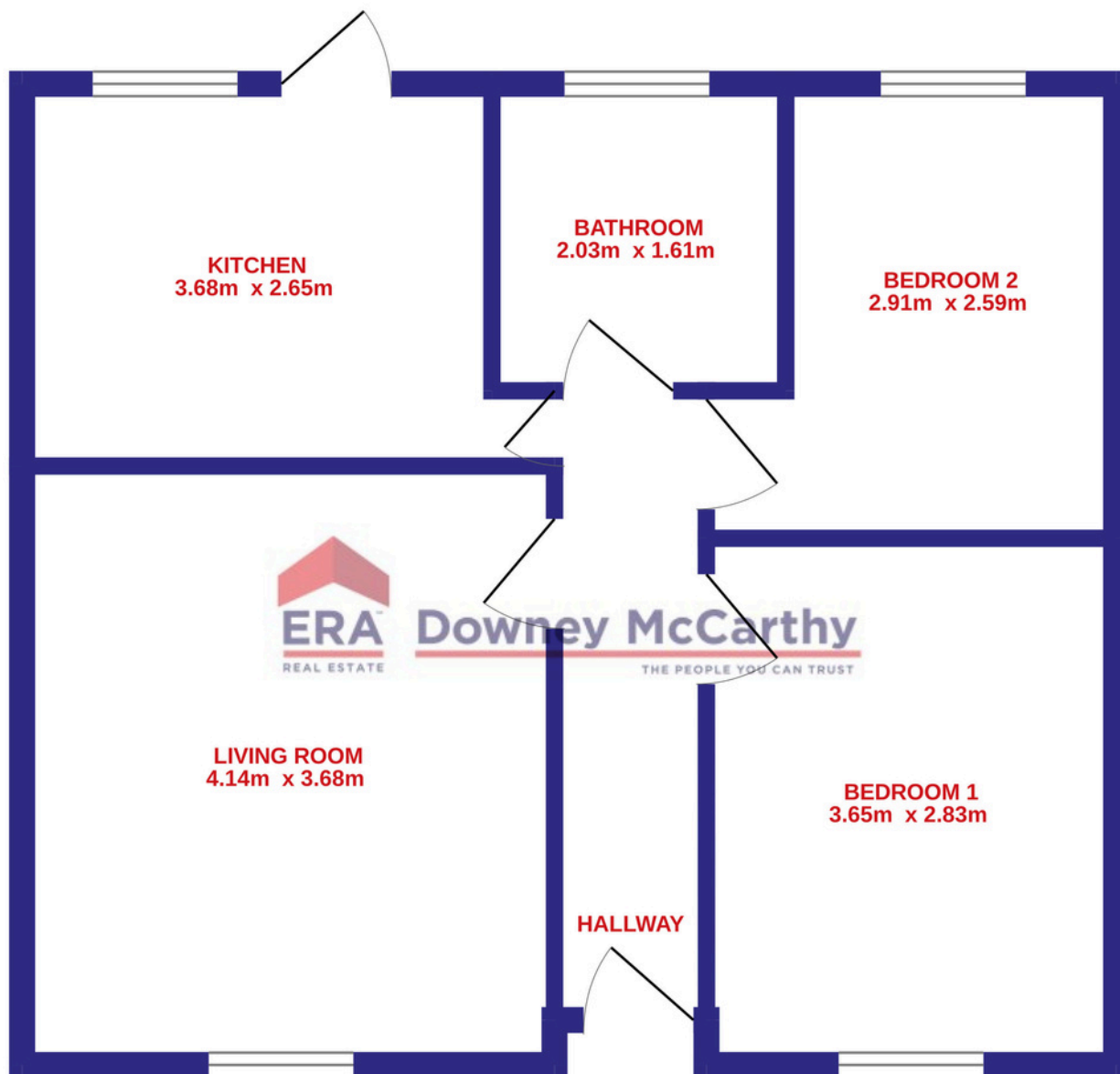
## | **MAIN BATHROOM**

1.61m x 2.03m (5'2" x 6'6")

The main bathroom features a three piece suite including a built-in shower cubicle incorporating a Triton electric shower, one frosted window to the rear, laminate flooring, one centre light fitting, wall tiling, and one radiator.



## | FLOOR PLAN





## | GARDENS AND EXTERIOR



The front of the property is fully enclosed with block built walls and wrought iron railings. There is a driveway to accommodate off street parking, a garden area which is laid to lawn, and concrete steps and a footpath leads you to the front door.

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

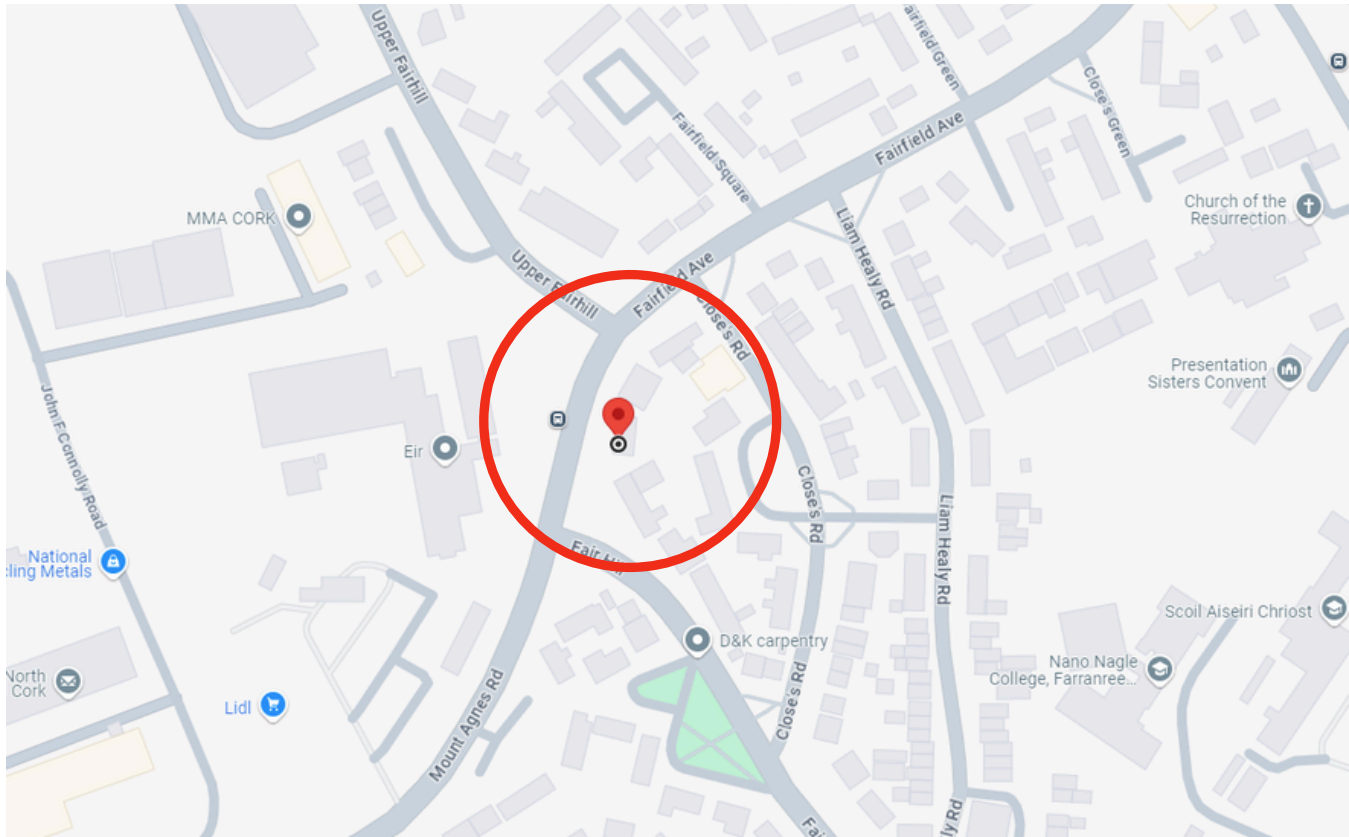
The rear of the property offers a spacious garden laid to lawn which is fully enclosed to all sides. There is a concrete shed which is ideal for storage.

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## | DIRECTIONS

Please see Eircode T23 W3K1 for directions.



## | ALL ENQUIRIES TO:



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