

25 St Mary's Place, Cathedral Road, Gurranabraher, Cork



ERA Downey McCarthy are delighted to bring to the market this super three bedroom end of terrace property situated in a popular location, just off Cathedral Road in Gurranabraher. This property has immense potential and benefits greatly from its location on a fine corner site in a quiet terrace. It comes with a driveway to the front, a fully enclosed rear garden and decking area, and it's within close proximity to all local amenities, Apple HQ and Cork city centre.

Accommodation consists of reception hallway, living room, kitchen, extended dining room, and bathroom on the ground floor. Upstairs the property offers three spacious bedrooms, two double rooms and one single.

AMV: €250,000

BER D2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 75.7 Sq. M. / 815 Sq. Ft.
- Built in the 1950's approx.
- BER D2
- Oil fired central heating
- Three bedrooms upstairs
- Fully enclosed rear garden and decking area
- Spacious driveway providing off street parking
- Close to all amenities including shops, pharmacy, restaurants, pubs
- Close to Apple HQ
- 10 minutes' walk to Cork city centre
- Located on the 202 bus route

| RECEPTION HALLWAY

2.79m x 2.06m (9'1" x 6'7")

A PVC door with frosted centre glass panelling allows access into the welcoming reception hallway. The hallway features attractive tile flooring, one centre light fitting, neutral décor, a smoke alarm, access to the electrical board, under stairs storage, and one radiator.



| LIVING ROOM

5.34m x 2.65m (17'5" x 8'6")

The spacious main living room has been well decorated and has a large window to the front of the property, a feature fireplace with marble surround and open insert, an extensive array of built-in display and storage units, centre light fitting, large radiator, power points and carpet flooring.



| KITCHEN

3.55m x 2.23m (11'6" x 7'3")

The L-shaped kitchen has attractive décor, a window to the side of the property, solid fitted units at eye and floor level with an extensive worktop counter, tile splashback, fitted oven/hob/extractor fan, space for a dishwasher, plumbing for a washing machine, stainless steel sink, centre light fitting, radiator, power points and wooden flooring. An open arch allows access to the dining room, and a door allows access to the main bathroom.



| DINING/FAMILY ROOM

3.64m x 2.91m (11'9" x 9'5")

This versatile room has attractive neutral décor, two radiators, one centre light fitting, extensive dining space, and tiled flooring. The room is flooded with natural light, owing to one window overlooking the rear garden, and sliding glass doors allowing access to same.



| BATHROOM

1.77m x 1.85m (5'8" x 6'0")

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



| STAIRS AND LANDING

0.91m x 2.08m (2'9" x 6'8")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one centre light fitting.

| BEDROOM 1

2.75m x 3.85m (9'0" x 12'6")

The main bedroom is bright and spacious with attractive neutral décor, a window overlooks the front of the property, centre light fitting, large radiator, power points and carpet flooring.



| BEDROOM 2

3.76m x 2.61m (12'3" x 8'5")

Another double bedroom that has an extensive array of built-in wardrobe units for storage, a window overlooking the rear of the property, centre light fitting, radiator, power points neutral décor, and carpet flooring. A Stira staircase allows access to the attic from this room.



| BEDROOM 3

2.59m x 2.1m (8'4" x 6'8")

This bedroom has neutral décor, a window to the rear of the property, centre light fitting, radiator, power points and carpet flooring.

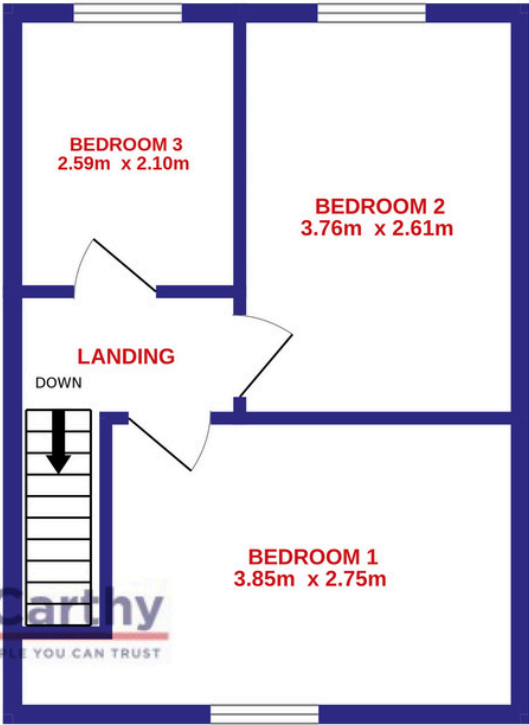


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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| GARDENS AND EXTERIOR



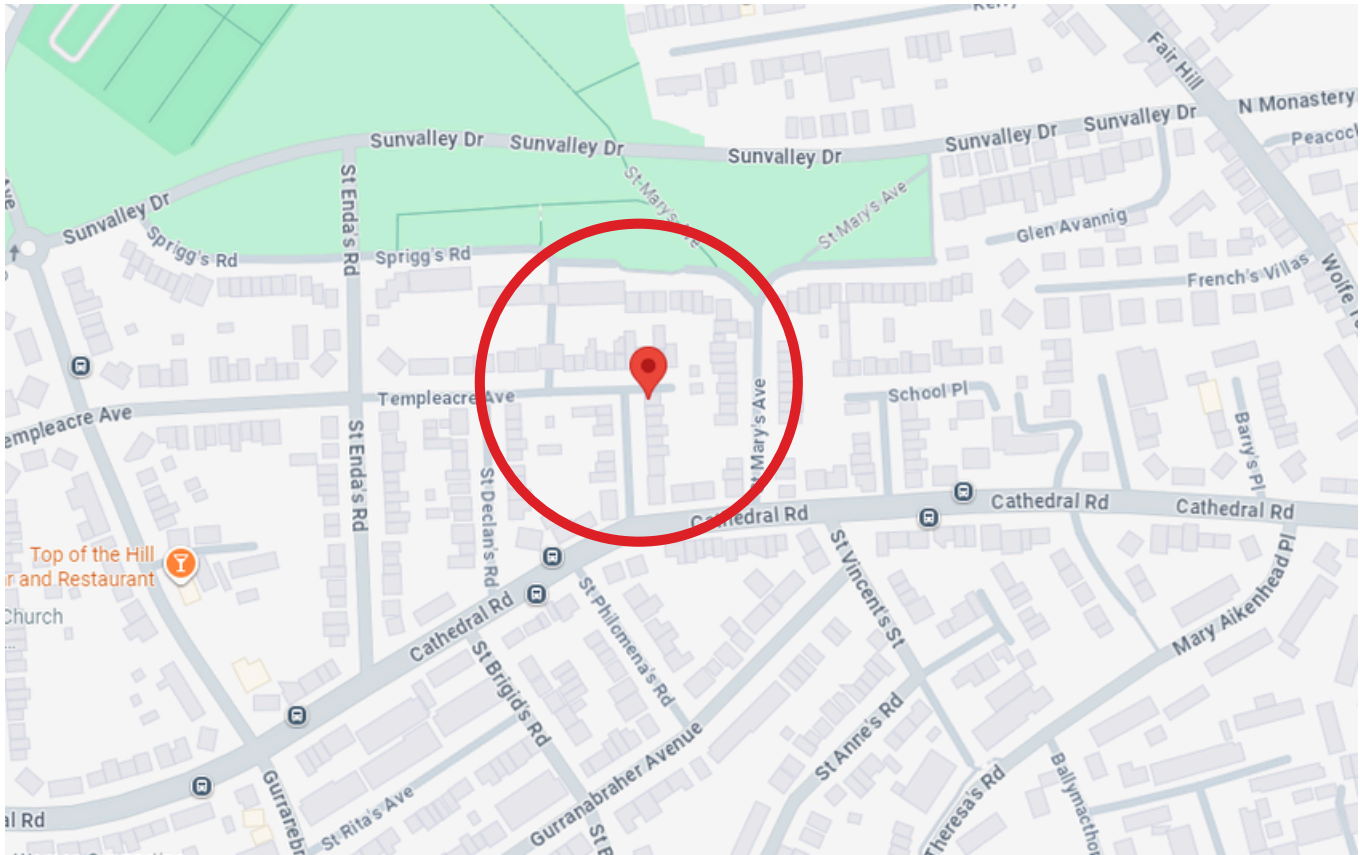
The front of the property is enclosed with block built walls. There is a large, maintenance free driveway to accommodate off street parking for two vehicles. Steps lead down to the front door.

A private side entrance allows access to the rear garden.

The rear of the property is fully enclosed with block built walls and mature hedging. There is a patio, a superb decking area, a garden which is laid to lawn, and a block built shed.

| DIRECTIONS

Please see Eircode T23 YHD7 for directions.



| ALL ENQUIRIES TO:



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