

## 144 Sundays Well Road, Sundays Well, Cork City



ERA Downey McCarthy Auctioneers are delighted to present this super four bedroom, three storey, end of terrace property to the market. The property is well situated in a highly desirable Sunday's Well location with easy access to a host of essential and recreational amenities. It's only a 10 minute walk from Cork city centre, 5 minutes to the Mercy University Hospital as well as being close to the sprawling UCC campus.



**AMV: €295,000**



**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 89.34 Sq. M. / 962 Sq. Ft.
- Built in 1920 approx.
- BER F
- Four bedrooms
- Modern en suite bathroom
- Alarm system
- Block built shed to the rear
- Highly desirable location in Sunday's Well
- Short walk to Cork city centre
- Close to Mercy University Hospital
- Easy access to UCC

## | LIVING ROOM

3.28m x 3.32m (10'7" x 10'8")

A solid teak door with centre glass panelling opens directly onto the main living room. The living room has one window to the front of the property, wooden flooring, a feature fireplace with electric insert, centre light fitting, radiator and a door allowing access into the kitchen.



## | KITCHEN/DINING ROOM

3.25m x 3.37m (10'6" x 11'0")

The kitchen features solid fitted units at eye and floor level with extensive worktop counter and tile splashback, wooden flooring, centre light fitting, integrated oven/hob/extractor fan, a stainless steel sink, storage space, a gas fireplace, and plenty of power points. There is ample dining space, the stairway leading to the upper floors and a door allows access to the utility room.





## | UTILITY ROOM

3.11m x 2.92m (10'2" x 9'5")

The utility room has space for a fridge freezer, laminate flooring, centre light fitting, ample storage space, worktop counter, the electrical board, and a door to the guest bathroom.



## | GUEST BATHROOM

0.76m x 2.09m (2'4" x 6'8")

The guest bathroom features a two piece suite including a w.c and a shower cubicle incorporating a Triton T80 electric shower, laminate flooring, and one centre light fitting.



## | FIRST FLOOR STAIRS AND LANDING

3.18m x 1.58m (10'4" x 5'1")

Carpet stairs lead to the half landing area, which allows access to Bedroom 1.



## | BEDROOM 1

3.17m x 3.12m (10'4" x 10'2")

This spacious double bedroom is dual aspect with one window to the right hand side, and one window to the left, in addition to a Velux window, which floods the area with natural light. The room has wooden flooring, a large radiator, centre light fitting, and a door to the en suite.



## | EN SUITE

3.46m x 1.7m (11'3" x 5'5")

The well-appointed en suite features a three piece suite including a power shower off the mains, fully tiled walls and floors, a window to the side of the property, centre light fitting, radiator, and attractive décor.



## | DRAWING ROOM

3.24m x 3.36 (10'6" x 11'0")

This superb and versatile room has two windows overlooking the front of the property, wooden flooring, centre light fitting, television point, large radiator, and an electric insert fireplace.





## | BEDROOM 2

3.46m x 1.7m (11'3" x 5'5")

This bedroom has one window to the rear of the property, wooden flooring, radiator, centre light fitting, and space for a wardrobe unit for storage.

## | SECOND FLOOR STAIRS AND LANDING

3.29m x 1.59m (10'7" x 5'2")

The second floor landing has one window to the rear, storage space, and an access hatch to the attic.



## | BEDROOM 3

3.37m x 3.22m (11'0" x 10'5")

A spacious double bedroom that has one window overlooking the front of the property, offering panoramic views across Cork city. The room has wooden flooring, radiator, centre light fitting, built-in wardrobe unit for storage, and neutral décor.



## | BEDROOM 4

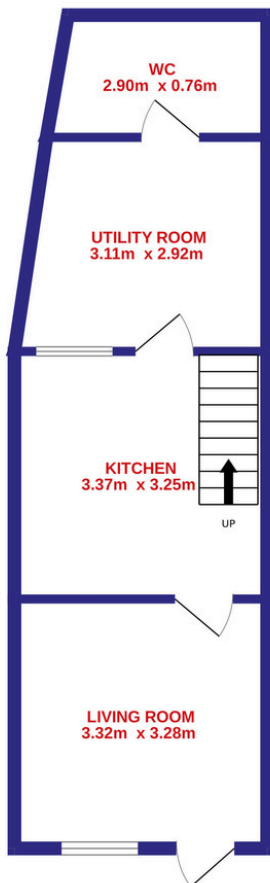
3.19m x 1.65m (10'4" x 5'4")

This bedroom has one window to the rear of the property, timber flooring, radiator, centre light fitting and the gas boiler is housed here.

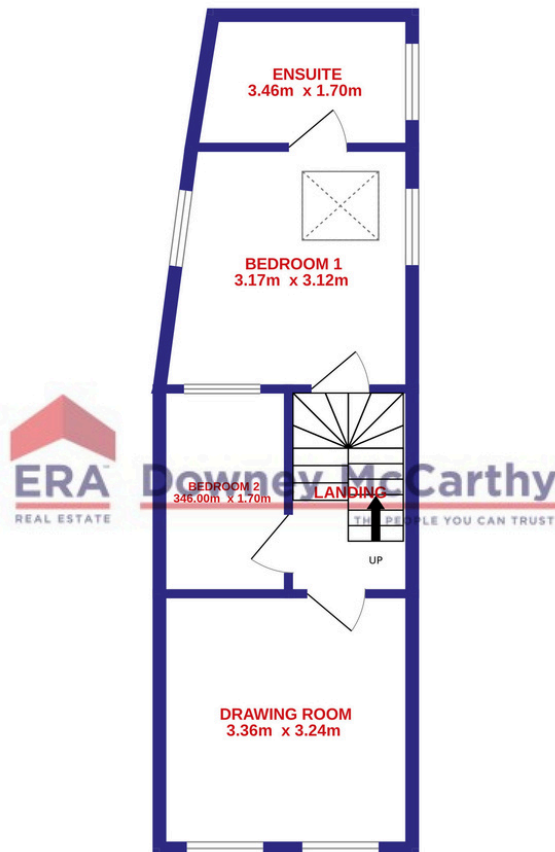


## | FLOOR PLAN

GROUND FLOOR



1ST FLOOR

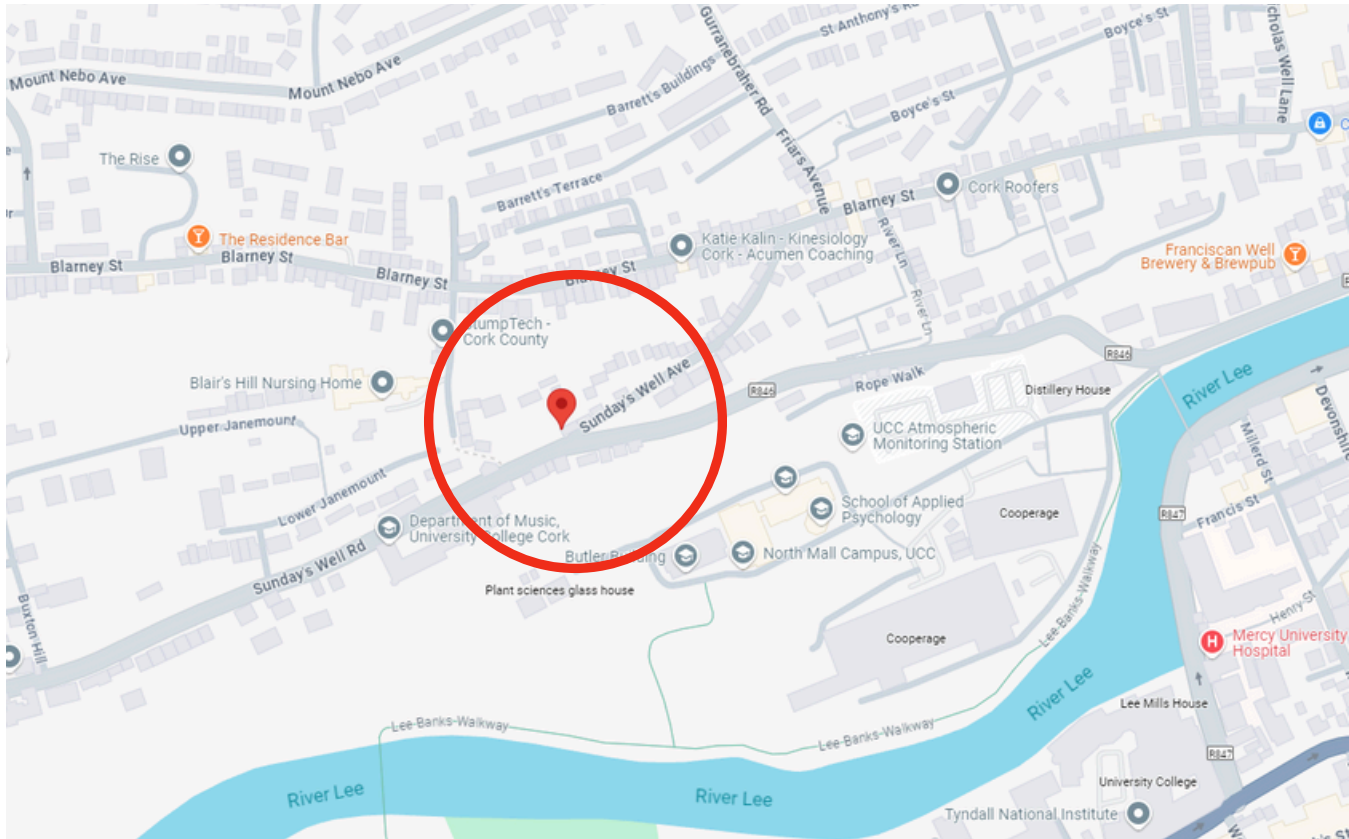


2ND FLOOR



## | DIRECTIONS

Please see Eircode T23 K1W2 for directions.



## | ALL ENQUIRIES TO:



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