

## 26 Cathedral Road, Gurranabraher, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this truly stunning recently renovated and extended, two bedroom terraced property with a magnificent converted attic situated in ever popular Cathedral Road, Cork city. The property offers modern contemporary internal accommodation with a superb open plan kitchen/dining/living area combined with tasteful decor finishes.

Accommodation consists of reception hallway, guest w.c, living room, extended kitchen/dining area and utility space on the ground floor. The first floor boasts two spacious double bedrooms and a superbly appointed large family bathroom. The converted attic space on the second floor is ideal for storage space.

**AMV: €285,000**

**BER B3**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Stunning recently renovated and extended 2 bedroom family home
- Superb attic conversion
- Modern open plan accommodation on ground floor
- Approx. 80 Sq. M. / 861 Sq. Ft.
- Built in 1954
- BER B3 - Qualifying the property for Green Mortgage Interest Rates
- Gas fired central heating/Double glazed PVC windows
- Show home standard throughout with a modern fitted kitchen
- Two spacious double bedrooms
- Fully enclosed rear garden
- Driveway providing off street parking
- Close to all amenities including shops, pharmacy, restaurants, pubs, Apple HQ
- 10 minutes' walk to Cork city centre

## | RECEPTION HALLWAY

4.57m x 1.96m (14'9" x 6'4")

A PVC door with glass centre panelling allows access to the main reception hallway. The beautifully presented hallway has attractive décor and features high quality laminate timber flooring, recessed spot lighting and an attractive colour palette. The area has one radiator, two power points, two telephone points, access to a cleverly designed purpose built utility area, and a door allowing access to the guest w.c.



## | GUEST W.C

The guest w.c features a two piece suite with modern floor tiling. There is a tile splashback, under sink storage, and recessed spot lighting.





## | LIVING ROOM

4.37m x 2.67m (14'3" x 8'7")

A superb main living room has one large window to the front of the property, including a curtain rail, curtains, and a Venetian blind. The room has high quality laminate timber flooring, a bespoke media wall with built-in storage space, attractive wall-mounted shelving, and a solid fuel stove. There is one centre light piece, one vertical radiator, a feature frosted window overlooking the reception hallway, and pocket doors allow access to the extended kitchen/dining area.



## | KITCHEN/DINING

3.67m x 4.46m (12'0" x 14'6")

The extended kitchen/dining area features modern fitted units at eye and floor level in an L-shape with extensive worktop counter space and attractive tile splashback. The room has an additional bank of storage to the left hand side, high quality laminate timber flooring and recessed spot lighting. There is one window to the rear with a Venetian blind, and a PVC door with glass panelling allows access to the rear patio. The kitchen includes an integrated double oven, hob, extractor fan, fridge freezer, dishwasher, and stainless steel sink and drainer unit. There are two large Velux windows flooding the space with natural light.



## | UTILITY AREA

Located off the main reception hallway, this utility space has plumbing and shelving, and accommodates space for a washing machine and a dryer, and offers additional storage space for the home.



## | FIRST FLOOR STAIRS AND LANDING

2.21m x 2.1m (7'2" x 6'8")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one smoke alarm, LED recessed lighting, two power points, and a thermostat control for the heating.



## | BEDROOM 1

2.53m x 4.81m (8'3" x 15'7")

This beautiful master bedroom has two large windows offering superb views across Cork city, with both including Venetian blinds. The room has high quality laminate timber flooring, custom built Sliderobe fitted units and an attractive colour palette. There is one centre light piece, one radiator, an ornate open fireplace, and six power points.





## | BEDROOM 2

3.56m x 2.6m (11'6" x 8'5")

A spacious double bedroom has one window to the rear of the property, including a Venetian blind. The room has high quality laminate timber flooring, an attractive colour palette, one centre light piece, one radiator, four power points, and one television point.



## | FAMILY BATHROOM

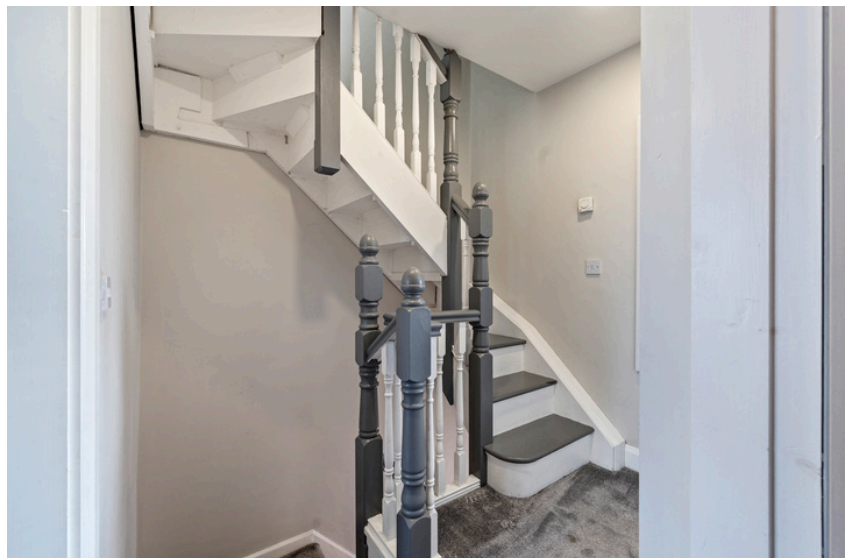
2.55m x 2.1m (8'3" x 6'8")

The cleverly configured main family bathroom features a four piece suite, including a separate walk-in shower area and bath. The room has modern floor and wall tiling and one window to the rear with a Venetian blind. There is one centre light piece, a stainless steel heated towel rail, bespoke storage space, and a wall-mounted mirror with integrated lighting.



## | SECOND FLOOR STAIRS AND LANDING

A full hand-painted staircase from the first floor landing allows access to the converted attic space.



## | ATTIC CONVERSION

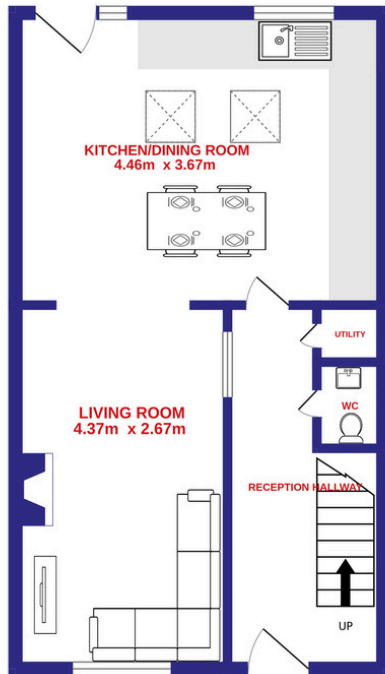
2.9m x 4.68m (9'5" x 15'3")

The converted attic space has laminate timber flooring, a large Velux window to the front of the property offering views across Cork city, recessed spot lighting, one radiator, six power points and wall-mounted shelving.

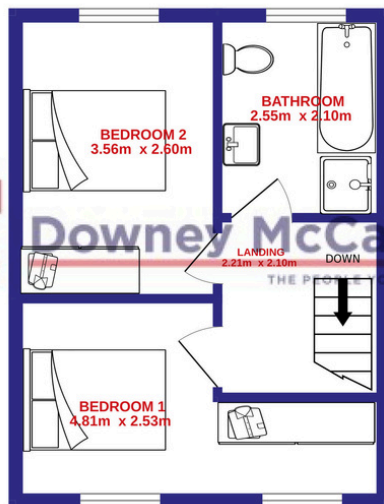


## | FLOOR PLAN

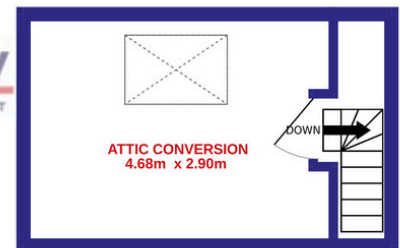
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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## | GARDENS AND EXTERIOR



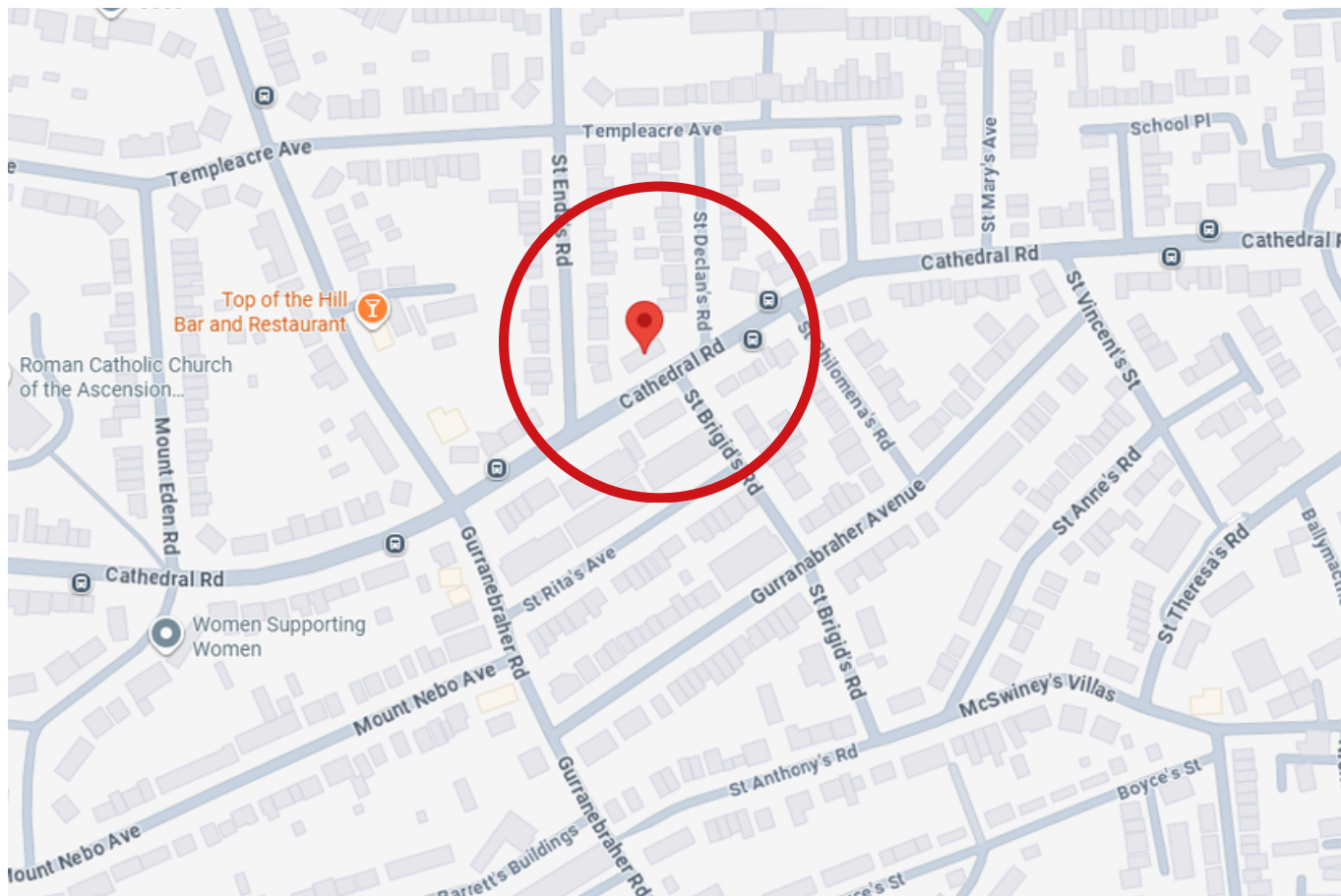
The front of the property has a concrete driveway offering off street parking. Steps from the driveway lead to a raised patio area, finished in limestone patio slabs.

The rear of the property which is fully enclosed offers a superb patio area located off the kitchen/dining space, which is ideal for outdoor entertaining. Steps from here lead to a raised garden area which is laid to lawn with raised flower beds and mature shrubs and plants. There is a Barna shed included as part of the sale within the rear garden.



## | DIRECTIONS

Please see Eircode T23 W98D for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**  
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