

## 113 Cathedral Road, Gurranabraher, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this very well-presented and well maintained, two bedroom terraced property benefitting from a south facing rear aspect and an ideal, most convenient location, within close proximity to Apple Ireland HQ and Cork city centre.



**AMV: €275,000**

**BER C2**

**60 South Mall, Cork.**

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PSRA No. 002584

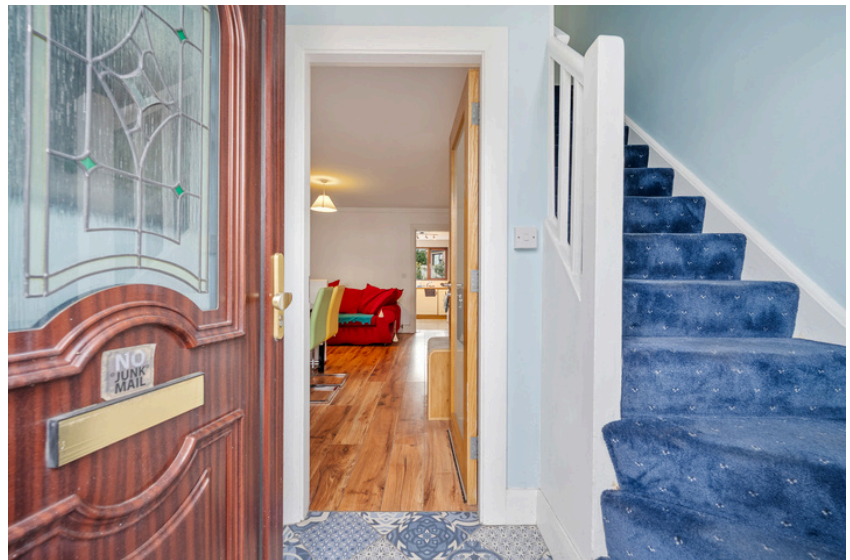
## | FEATURES

- Approx. 82.2 Sq. M. / 885 Sq. Ft.
- Built in the 1940's approx.
- Modernised in 2015/2016
- BER C2
- Attractive décor
- Two double bedrooms upstairs
- Newly fitted bathroom upstairs
- South facing rear aspect
- Sought after and most convenient location
- Close proximity to Apple Ireland in Hollyhill and Cork City Centre
- Located close to all amenities
- On the 202 bus route
- Easy access to N20 road network
- Potential to add a driveway to the front for private parking

## | RECEPTION HALLWAY

1.23m x 2.06m (4'0" x 6'7")

A PVC door with frosted glass centre panelling allows access to the main reception hallway. The hallway features attractive tile flooring, a radiator, centre light fitting, access to the electrical board, and an alarm control point.



## | LIVING ROOM

6.14m x 4.79m (20'1" x 15'7")

The spacious open plan living room has one window to the front of the property, allowing in extensive natural light. The room has high quality wooden flooring, a feature fireplace with stove insert, two light fittings, radiator, neutral décor, and access to under stair storage which houses the thermostat control for the heating. A door allows access to the kitchen extension.



## **| KITCHEN/DINING ROOM**

3.25m x 4.7m (10'6" x 15'4")

The kitchen has solid fitted units at floor level, worktop counter, a stainless steel sink, plumbing for a washing machine, space for a fridge freezer, and an oven/hob/extractor fan. The room has tile flooring throughout, radiator, one light fitting, four spotlights, ample dining space, two windows overlooking the rear garden, and a door allowing access to same.



## **| STAIRS AND LANDING**

3.7m x 2.08m (12'1" 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, and a Stira staircase to the attic.



## **| BEDROOM 1**

2.63m x 3.88m (8'6" x 12'7")

A spacious double bedroom has one window overlooking the rear of the property, wooden flooring, attractive wallpaper, centre light fitting, and a radiator.



## | **BEDROOM 2**

3.55m x 2.63m (11'6" x 8'6")

Another generous sized double bedroom that has a window overlooking the front of the property, wooden flooring, access to storage, radiator, centre light fitting and attractive neutral décor.



## | **BATHROOM**

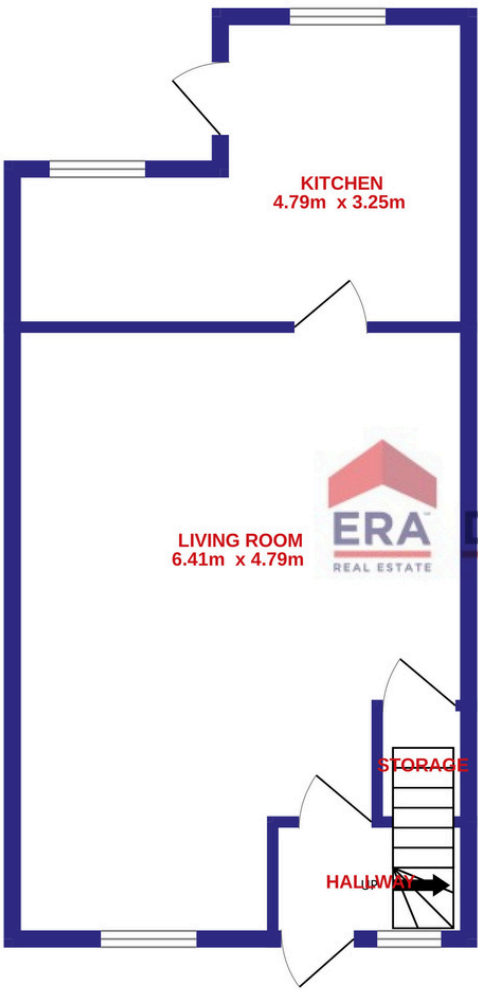
2.5m x 2.09m (8'2" x 6'8")

The bathroom features a three piece suite, including a built-in shower cubicle incorporating a power shower off the mains. The room has attractive floor and wall tiling, a frosted window to the rear, centre light fitting & extractor fan.

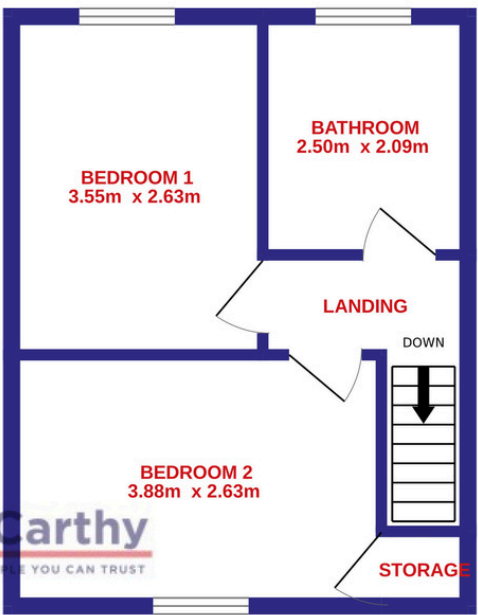


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



## | GARDENS AND EXTERIOR

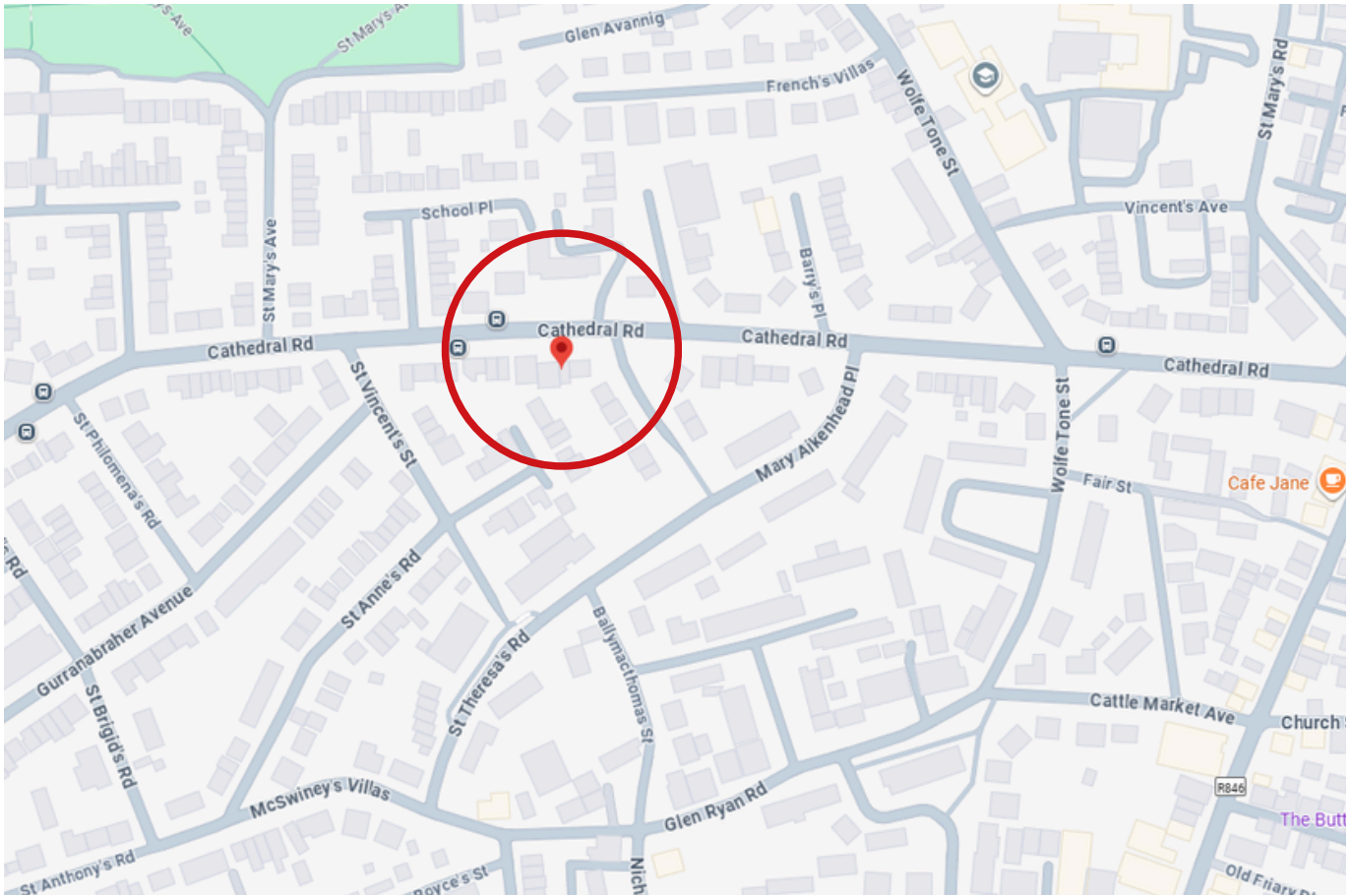


The front of the property is fully enclosed with iron fencing. The area is maintenance free with mature shrubs and plants abounding. A concrete path leads to the front door. There is space here and potential for a driveway to provide off street parking.

The rear of the property is fully enclosed and maintenance free. The area offers a bright, south facing aspect. There is a barna/timber shed included as part of the sale which is ideal for storage.

## | DIRECTIONS

Please see Eircode T23 XW7C for directions.



## | ALL ENQUIRIES TO:



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