

134 Kilbarry Place, Farranree, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this lovely, very well-maintained and beautifully presented, three bedroom terraced property in Kilbarry Place, Farranree. An ideal first time buy, this property benefits greatly from some recent renovations including a brand new kitchen, a driveway providing off street parking and a superb, fully enclosed back garden. The location is very convenient, close to a number of essential and recreational amenities including schools and shops as well as Blackpool Shopping Centre and Retail Park, Apple HQ and Cork city centre.

Accommodation consists of reception hallway, living room, kitchen/dining area, and main family bathroom on the ground floor.

AMV: €250,000

BER F

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PSRA No. 002584

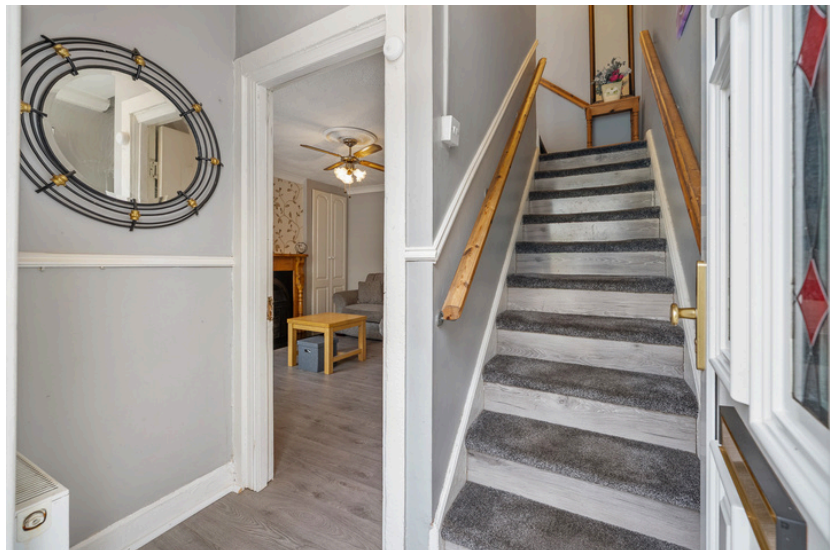
| FEATURES

- Approx. 78.32 Sq. M. / 843 Sq. Ft.
- Built in the 1960's approx.
- BER F
- Natural gas fired central heating
- Newly fitted kitchen and bathroom
- Double glazed windows
- Well-maintained throughout
- Three bedrooms
- Fully enclosed rear garden
- Off street parking
- Walking distance to Blackpool Shopping Centre and Retail Park
- Close to all essential and recreational amenities
- Close to Apple HQ
- Easy access to N20 road network and located on the 201 and 203 bus routes

| RECEPTION HALLWAY

0.93m x 1.96m (3'0" x 6'4")

A PVC door with frosted glass panelling allows access into the main reception hallway. The hallway has attractive neutral décor, timber flooring, one centre light fitting, access to the electrical board, and an alarm control point.



| LIVING ROOM

4.65m x 3.46m (15'2" x 11'3")

The living room has one window to the front of the property, timber flooring, plenty of space for a suite of furniture, a fireplace with an open insert, centre light fitting, radiator, and access to the hot press which houses the boiler. A door allows access into the kitchen.



| KITCHEN/DINING ROOM

4.53m x 4.75m (14'8" x 15'5")

The extended kitchen/dining room has newly fitted units at eye and floor level with extensive worktop counter and tile splashback. The area has timber flooring throughout, three light fittings, access to under stair storage, one window overlooking the rear garden and another window to the side of the house. A PVC door with frosted glass panelling allows access out to the garden. The kitchen includes a stainless steel sink, plumbing for a washing machine, space for an oven/hob/extractor fan, extensive dining space, and ample storage. A door from here allows access to the bathroom.



| MAIN BATHROOM

2.31m x 1.49m (7'5" x 4'8")

Located on the ground floor, the newly appointed bathroom features a three piece suite including a built-in shower cubicle incorporating a Mira electric shower, a frosted window to the rear, attractive floor and wall tiling, centre light fitting, wall-mounted light fitting, and one radiator.



| STAIRS AND LANDING

1.79m x 2.11m (5'8" x 6'9")

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



| **BEDROOM 1**

2.9m x 4.82m (9'5" x 15'8")

This spacious double bedroom has two windows overlooking the front of the property, allowing in extensive natural light. There is a built-in unit for storage over the stairs, a centre light fitting, a radiator and timber flooring.



| **BEDROOM 2**

3.69m x 2.64m (12'1" x 8'6")

Another double bedroom that has a window overlooking the back of the property, built-in wardrobe units for storage, centre light fitting, radiator and timber flooring.



| **BEDROOM 3**

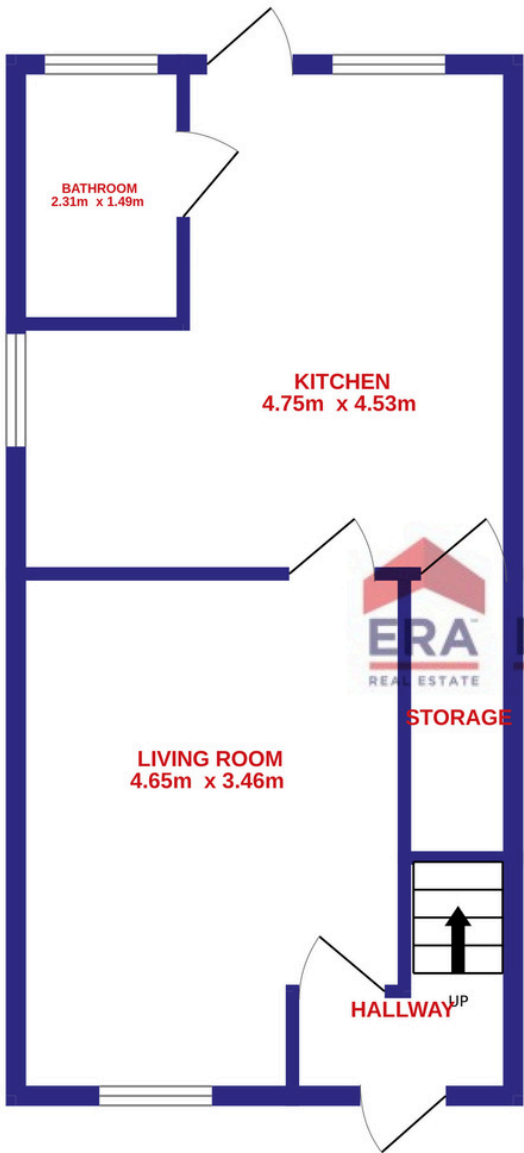
2.7m x 2.1m (8'8" x 6'8")

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

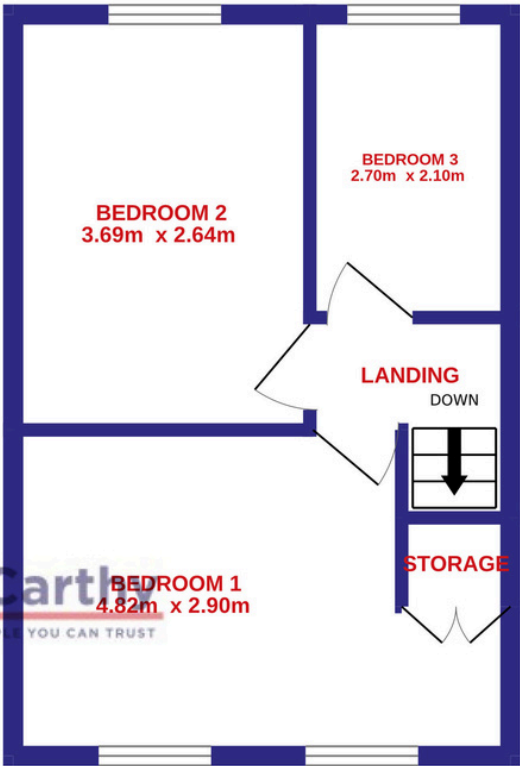


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR

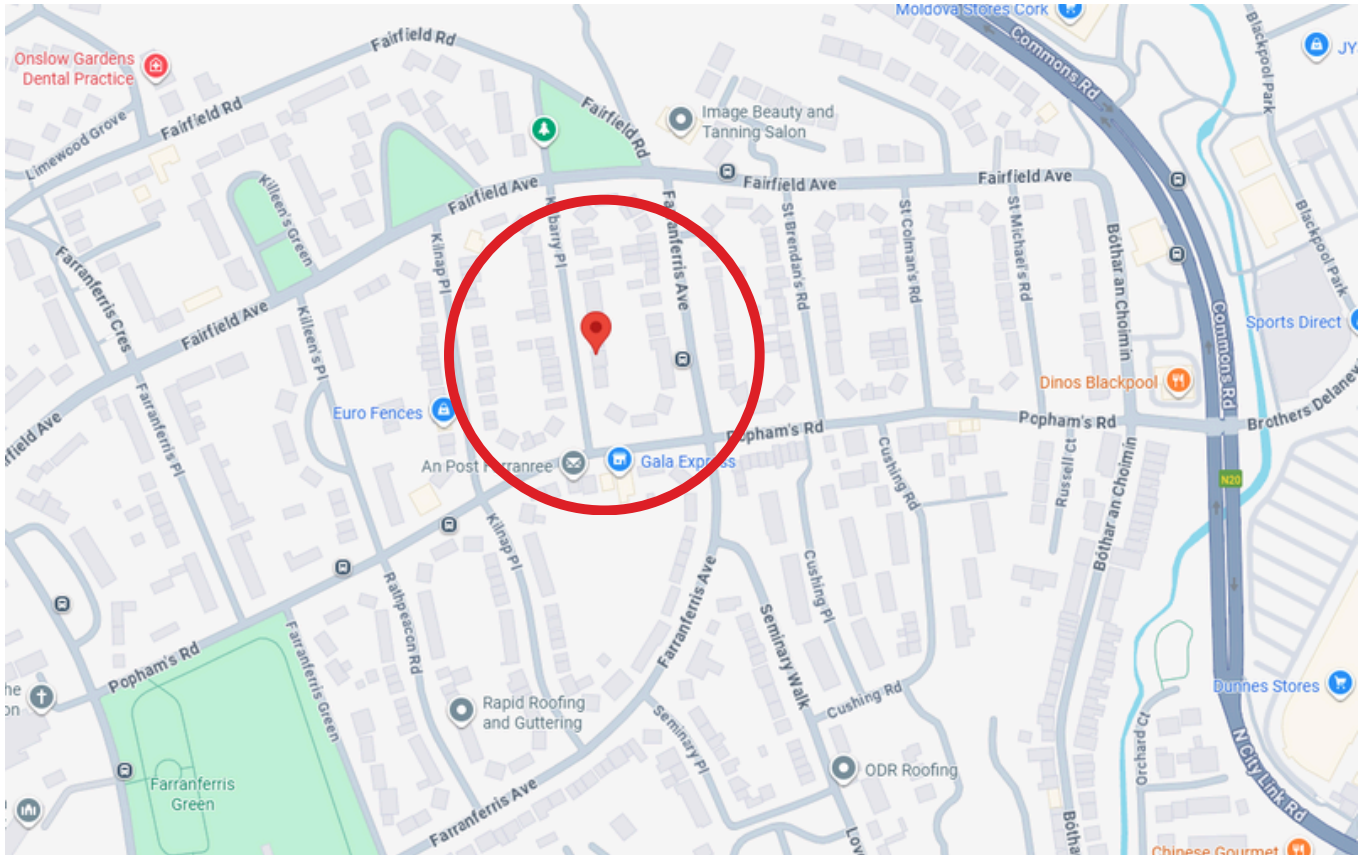


The front of the property is maintenance free and enclosed with iron railings and timber fencing. There is concrete driveway to accommodate off street parking for one vehicle, and concrete steps lead to the front door.

The rear of the property is fully enclosed to all sides with block built walls and timber fencing. There is a patio area, two Barna sheds ideal for storage, and the garden is laid to lawn.

| DIRECTIONS

Please see Eircode T23 T9X5 for directions.



| ALL ENQUIRIES TO:



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