

243 Cathedral Road, Gurranabraher, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this extended, three bedroom terraced property benefitting from a sunny south facing rear aspect and panoramic views over Cork city from its elevated site. Whilst in need of some modernising, the property offers any purchaser a superb canvas to create their dream family home in a desirable residential area surrounded by all local amenities.



AMV: €235,000

BER D2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 82 Sq. M. / 883 Sq. Ft.
- Built Approx. 1946
- BER D2 with potential to increase to B2
- Gas fired central heating system with a recently installed boiler
- Panoramic views over Cork city from first floor level
- South facing rear garden which has been beautifully maintained
- Substantial rear extension incorporating the kitchen/dining area
- Sought after location within close proximity to Apple Ireland Hollyhill and Cork City Centre
- Located close to all amenities including a 202 regular bus route
- Mix of aluminium single glazed and PVC double glazed windows
- Three generous sized bedrooms

| RECEPTION HALLWAY

2.15m x 1.8m (7'0" x 5'9")

A PVC door with glass centre panelling access to the reception hallway. The hallway features laminate timber flooring, one radiator and one wall-mounted light piece.

| LOUNGE

2.11m x 3.1m (6'9" x 10'1")

Located to the front of the property, this room could serve a multitude of uses and offers one window including a roller blind, a curtain rail, and curtains. The room has laminate timber flooring, one radiator, two wall-mounted light pieces, and three power points.



| LIVING ROOM

4.49m x 4.02m (14'7" x 13'1")

This spacious main living room has laminate timber flooring throughout. The area has an open fireplace with built-in storage to either side, two wall-mounted light pieces and access to a hot press which is shelved for storage. There is one radiator, three power points, and one telephone point. A Door from this room allows access to a large storage area, and access to the extended kitchen/dining area is gained from the room.



| STORAGE AREA

4.49m x 0.85m (14'7" x 2'7")

This substantial storage area has vinyl flooring, a wall-mounted light piece, and one radiator.

| KITCHEN/DINING

2.76m x 4.8m (9'0" x 15'7")

This superb room is flooded with natural light owing to its south facing rear aspect. There is one window overlooking the garden, and a PVC door with glass centre panelling allowing access to patio area off. The room has vinyl flooring, units at eye and floor level to both side of the room, one centre light piece, one radiator, and seven power points. The kitchen includes a stainless steel sink and drainer unit, a washing machine, fridge freezer, and electric oven with extractor fan.



| STAIRS AND LANDING

2.2m x 2.08m (7'2" x 6'8")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one wall-mounted light piece, a smoke alarm, and an access hatch to the attic.

| BEDROOM 1

3.72m x 2.76m (12'2" x 9'0")

A spacious double bedroom has one window to the rear of the property, offering superb views over Cork city. The room has carpet flooring, one radiator, and one power point.



| BEDROOM 2

2.88m x 2.76m (9'4" x 9'0")

A generous sized double bedroom has one window to the front of the property, including a roller blind, a curtain rail, and curtains. The room has carpet flooring, built-in units from floor to ceiling, one radiator, a wall-mounted light piece, and two power points.



| **BEDROOM 3**

2.71m x 2.11m (8'8" x 6'9")

This single bedroom has one window to the rear of the property offering superb views over cork city. The room has carpet flooring, one radiator, and one wall-mounted light piece.



| **SHOWER ROOM**

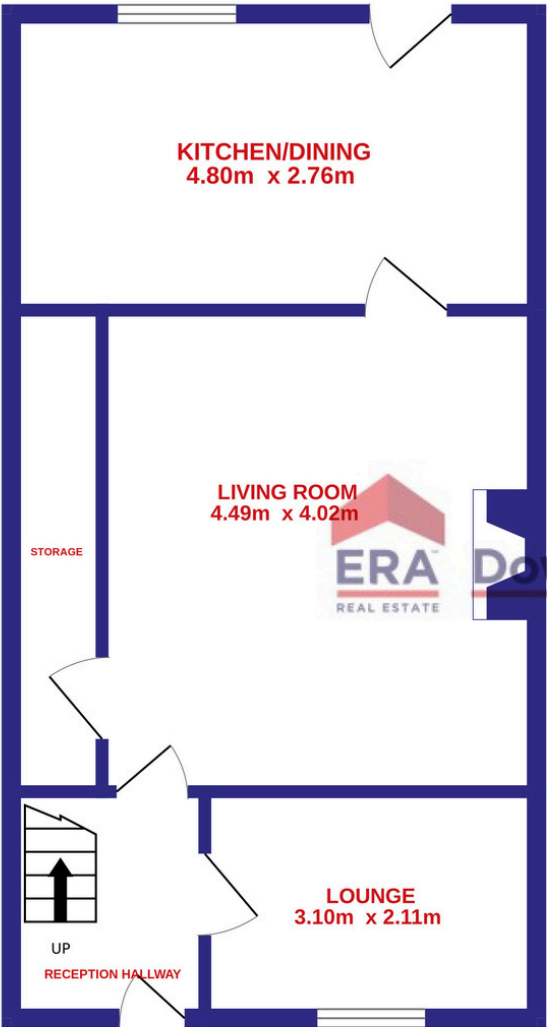
1.73m x 2.08m (5'6" x 6'8")

The shower room features a three piece suite, including a corner shower area incorporating a mains operated shower. The room has vinyl flooring, tiling to the shower area, one window to the front of the property, two wall-mounted light pieces, and built-in storage.

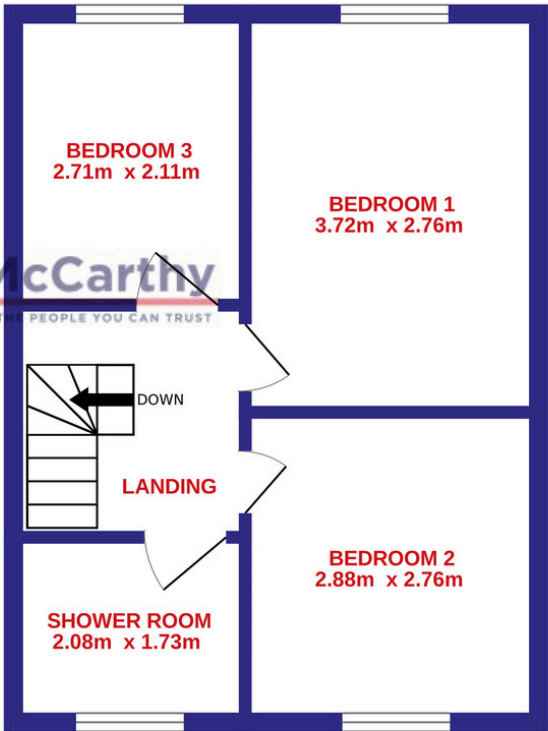


| FLOOR PLAN

GROUND FLOOR

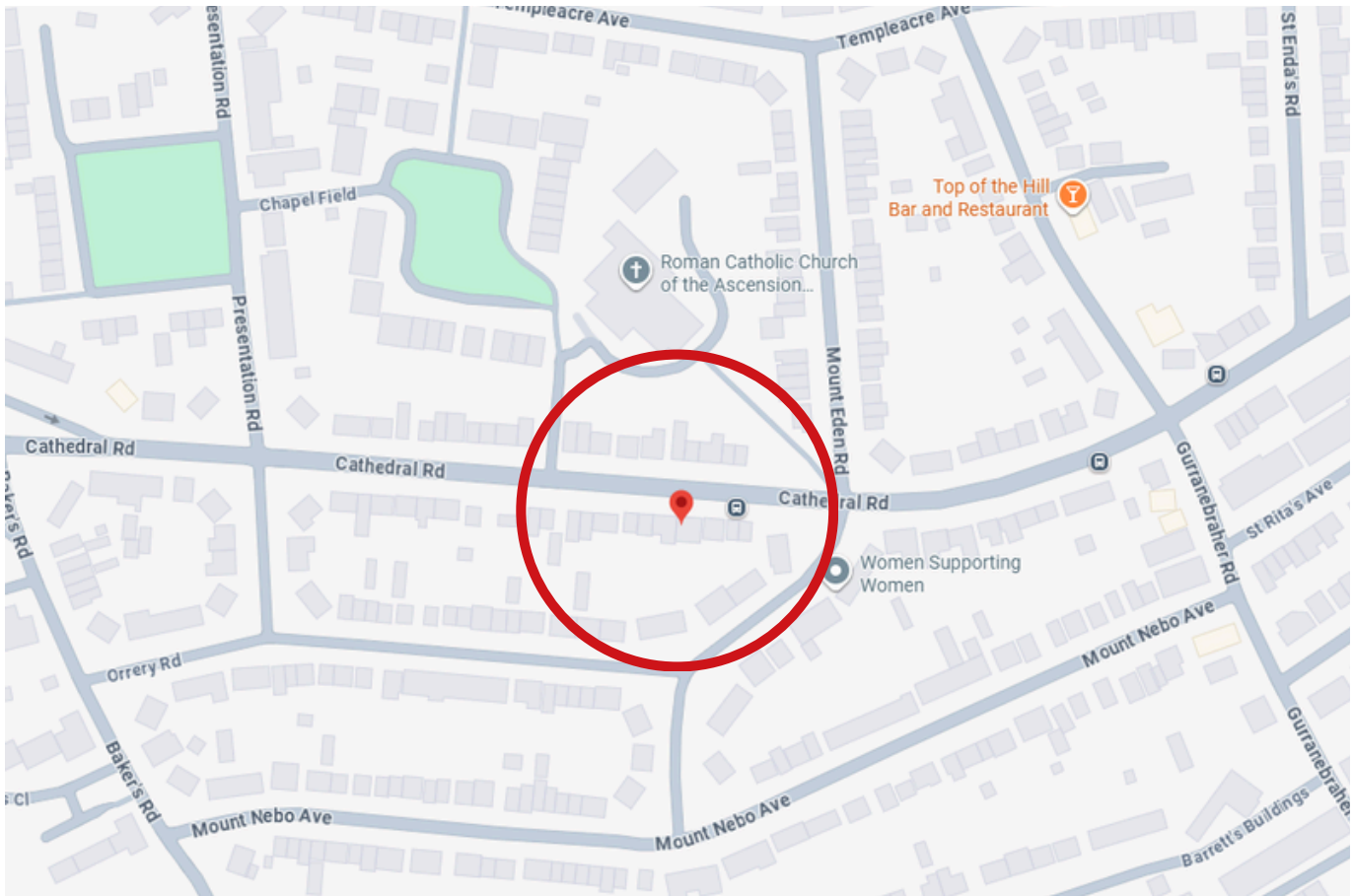


1ST FLOOR



| DIRECTIONS

Please see Eircode T23 P9TR for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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