

54 Tiffany Downs, Bishopstown, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to offer to the market this superbly presented three bedroom end of terrace property with the benefit of a substantial modern rear extension and a generous enclosed storage space located at the side of the property. The property is situated in a mature residential area in the heart of Bishopstown one of Cork's most desirable suburbs, close to all amenities including CUH, MTU, UCC, Wilton Shopping Centre and main bus routes. The property benefits from its excellent positioning fronting on a large green area within the estate.

Accommodation consists of a porch, living room, a superb open plan kitchen/dining area with direct access to a splendid sun room, and guest w.c on the ground floor while upstairs the property offers three spacious bedrooms and the main family bathroom.

AMV: €350,000

BER C1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Impressive rear sun room located directly off the kitchen/dining area
- No Rent Cap / Owner Occupied
- Rental potential of €2,500 per month
- Approx. 101.5 Sq. M. / 1,093 Sq. Ft.
- Built in 1986
- BER C1 with potential to increased to an A2 rating
- Oil fired central heating
- Double glazed PVC windows / Triple glazed windows in rear extension
- Three spacious bedrooms
- Enclosed rear yard and large block built shed for storage/utilities
- Side extension for storage with potential to convert subject to planning permission
- Excellently position overlooking a large green area
- Mature residential location close to all amenities including CUH, MTU, UCC, Wilton Shopping Centre and main bus routes
- Easy access to N40 road network

| PORCH

0.68m x 1.7m (2'2" x 5'5")

A sliding door allows access to a porch area which in turn leads to a composite door with stain glass panelling allowing access to the open plan living room.

| LIVING ROOM

4.46m x 5.2m (14'6" x 17'0")

A superb light filled living space has a large window to the front of the property overlooking a large green area. The room has high quality solid timber flooring, attractive neutral décor, and an impressive feature fireplace with a solid fuel stove. There is one centre light piece, two large radiators, extensive under stairs storage, six power points, and one television point. A timber door with glass panelling allows access to the extended kitchen/dining/living area.



| KITCHEN/DINING

3.45m x 5.2m (11'3" x 17'0")

This superb open plan room has high quality tile flooring throughout and offers a generous rear sun room, added to the property within the last 10 years. The kitchen features fitted units at eye and floor level in an L-shape with extensive worktop counter and tile splashback. Included within the kitchen is a stainless steel sink, an integrated extractor hood, space for an oven, plumbing for a dishwasher, two light pieces, and extensive dining space. The room has ten power points, and one television point. A door allows access to the guest w.c, which has a two piece suite, tile flooring, and one centre light piece.



| GUEST W.C

Located off the kitchen/dining area the guest w.c features a two piece suite, tile flooring and one centre light piece.



| SUN ROOM

4.18m x 3.9m (13'7" x 12'7")

This spectacular light filled room features four large Velux windows, a superb glazed gable, and bespoke sliding doors allowing access to the rear garden. The area has tile flooring, one window to the side, one television point, recessed spot lighting, and a vertical radiator.



| STAIRS AND LANDING

3.27m x 2.2m (10'7" x 7'2")

The stairs to the first floor have been varnished. The landing area has solid timber flooring, one centre light piece, access to a hot press which is shelved for storage, and a Stira staircase allows access to attic.



| BEDROOM 1

3.07m x 3.19m (10'0" x 10'4")

A spacious double bedroom has one window to the rear of the property, including a roller blind. The room has high quality timber flooring, impressive built-in units from floor to ceiling, one centre light piece, one radiator, and four power points.



BEDROOM 2

3.65m x 3.1m (11'9" x 10'1")

A spacious double bedroom has one window to the front of the property, including a black-out roller blind. The room has solid timber flooring, impressive Sliderobe fitted units from floor to ceiling, integrated wall-mounted shelving, one centre light piece, one radiator, and four power points.



BEDROOM 3

2.56m x 2.2m (8'3" x 7'2")

A generous sized single bedroom is currently in use as a home office. The room has one window to the front of the property including a roller blind, solid timber flooring, neutral décor, wall-mounted shelving, one centre light piece, one radiator, and eight power points.



BATHROOM

1.97m x 1.97m (6'4" x 6'4")

The family bathroom features a four piece suite including a Mira Sport electric shower fitted over the bath. The room has floor and wall tiling, one window to the rear, one radiator, one centre light piece, wall-mounted vanity unit with integrated storage, and additional wall-mounted storage.



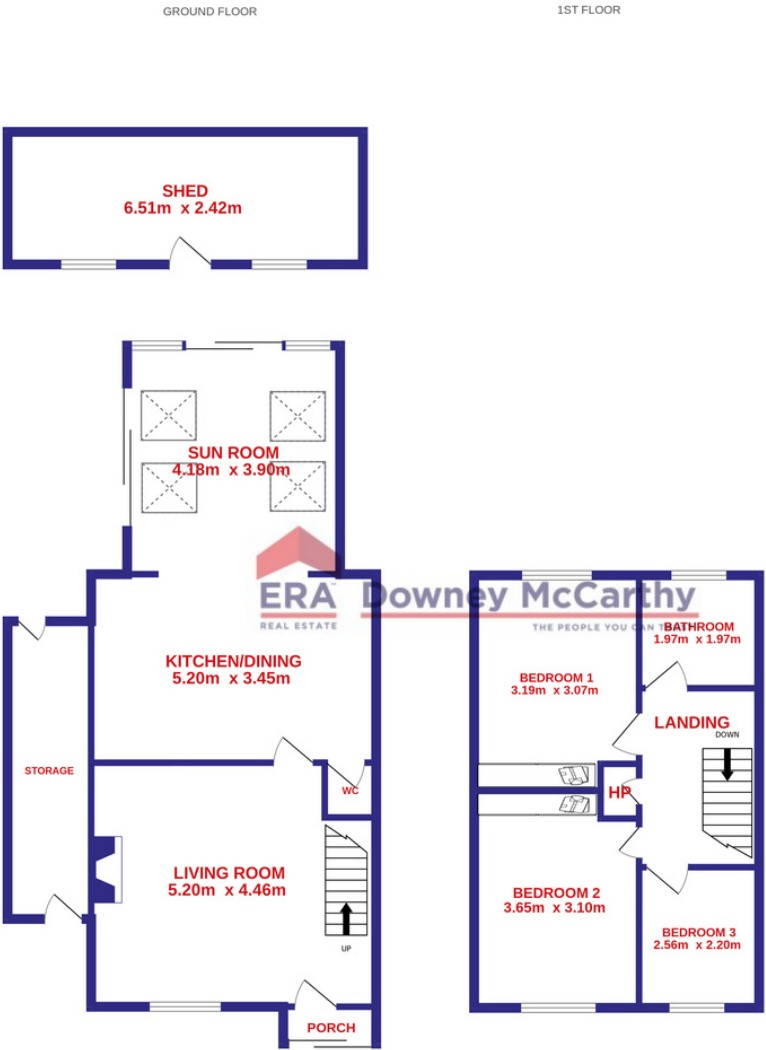
| SHED

2.42m x 6.51m (7'9" x 21'3")

A large block built shed is accessed via a timber door and offers two windows to the front. The area has concrete floors, three light pieces, ample power points, and a built-in work station. There is plumbing for a washing machine, space for a dryer, space for a freezer, and wall-mounted shelving.



| FLOOR PLAN



| GARDENS AND EXTERIOR

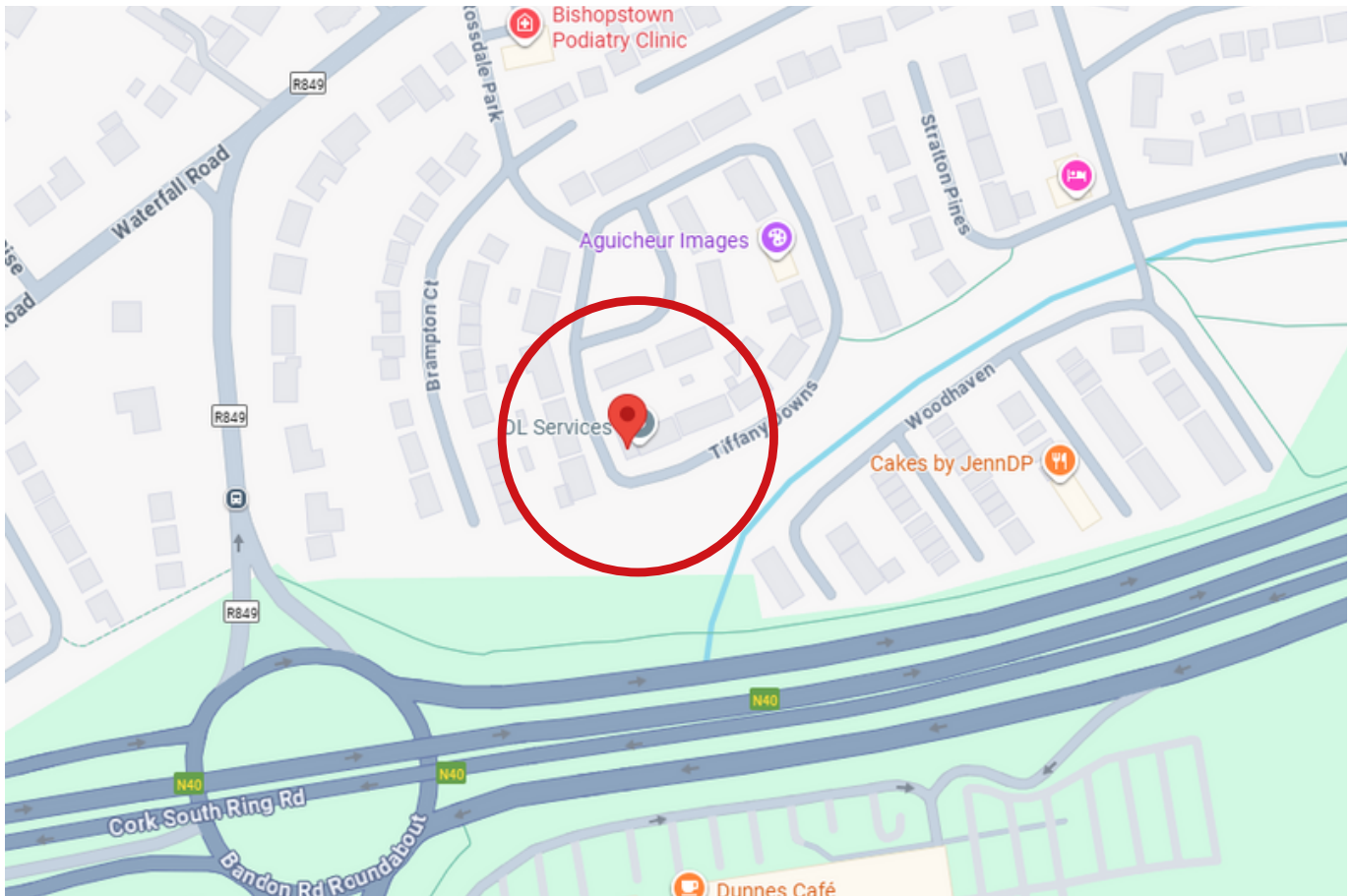


The front of the property is fully enclosed with a pebble dash wall. There is a concrete driveway offering off street parking for one car, and a garden area which is laid to lawn with mature shrubs and plants. The property benefits from a spacious enclosed storage area to the side, which could potentially be converted and add additional living space if required.

The rear of the property is fully enclosed with block built walls. The area is finished with maintenance free artificial grass. The property offers a large block built shed which acts as a laundry and storage area with a water & electrical supply.

| DIRECTIONS

Please see Eircode T12 RH2Y for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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