

## 16 Owenabue Close, Togher, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is pleased to present to the market this three bedroom terraced property, in the mature location of Owenabue Close, Togher, Cork. The property benefits from a superb south facing garden and its location within a quiet cul-de-sac just a short drive from Wilton Shopping Centre, CUH, CUMH, UCC, MTU and The Lough. Whilst in need of modernisation, the property offers a blank canvas for new owner to create their dream home.



**AMV: €250,000**

**BER D1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 81.89 Sq. M. / 881 Sq. Ft.
- Built in 1970
- BER D1 with potential to increase to B1
- South facing rear garden
- Sought after location a short drive from Wilton Shopping Centre, CUH, CUMH, UCC, MTU
- Three generous sized bedrooms
- Easy access to N40 road network
- Located on the 216 bus route

## | PORCH

1.52m x 1.76m (4'9" x 5'7")

A teak door with glass centre panelling allows access to a porch area which has tile flooring, one centre light piece, and one window to the front of the property with roller blind. A teak door with glass centre and side panelling allows access to the main reception hallway.

## | RECEPTION HALLWAY

2.64m x 2.58m (8'6" x 8'4")

The reception hallway has carpet flooring, one centre light piece, built-in storage, and two power points.





## | LIVING ROOM

3.66m x 3.72m (12'0" x 12'2")

The living room has one large window to the front of the property, including a roller blind, a curtain rail and curtains. The room has carpet flooring, one radiator, one power point, one centre light piece, and access to the gas boiler which is housed within this room.



## | KITCHEN/DINING

4.07m x 5.8m (13'3" x 19'0")

The kitchen features fitted units at eye and floor level, a stainless steel sink and drainer unit, and gas oven. The room has laminate timber flooring, two light pieces, one window overlooking the rear garden, and a teak door with glass centre panelling allowing access to same. There are six power points, and one large radiator within this room.



## | STAIRS AND LANDING

1.79m x 2.81m (5'8" x 9'2")

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

## | BEDROOM 1

4.13m x 2.89m (13'5" x 9'4")

A spacious double bedroom has one window to the rear of the property, including a curtain rail. The room has carpet flooring, one radiator, one centre light piece, two power points, shelving and rails for storage.



## | BEDROOM 2

2.53m x 3.73m (8'3" x 12'2")

A large bedroom has one window overlooking the front of the property, including a roller blind, a curtain rail and curtains. The room has carpet flooring, one centre light piece, wall-mounted shelving, one radiator, and one power point.



## | BEDROOM 3

3.12m x 2.81m (10'2" x 9'2")

A large single bedroom has one window to the rear of the property, carpet flooring, one centre light piece, and one power point.



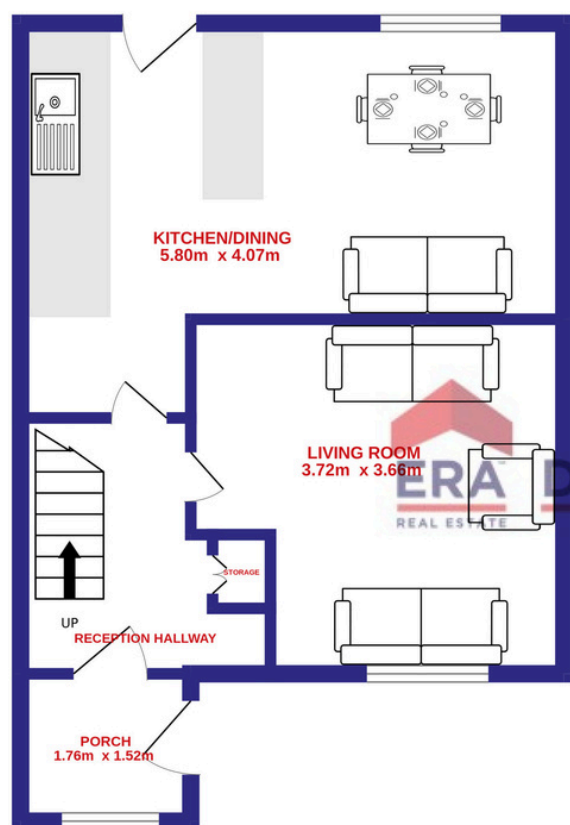
## | BATHROOM

1.68m x 1.97m (5'5" x 6'4")

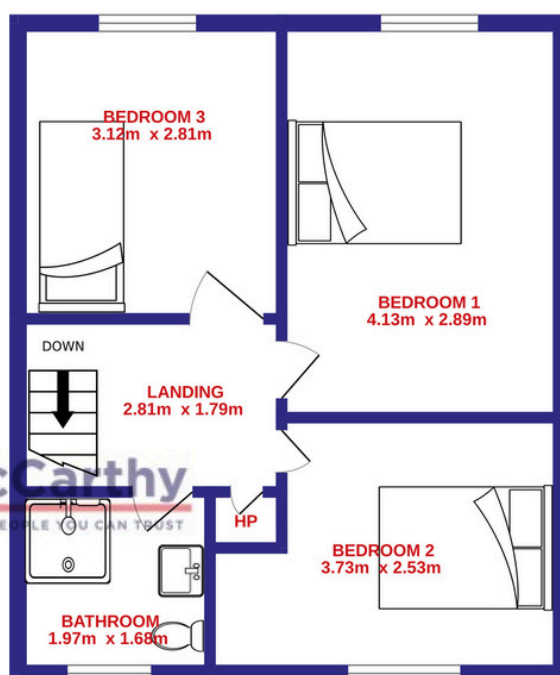
The bathroom features a three piece suite including a corner shower cubicle incorporating an electric shower. There is one window to the front with roller blind and curtain rail, and wall-mounted shelving.

## | FLOOR PLAN

GROUND FLOOR



1ST FLOOR

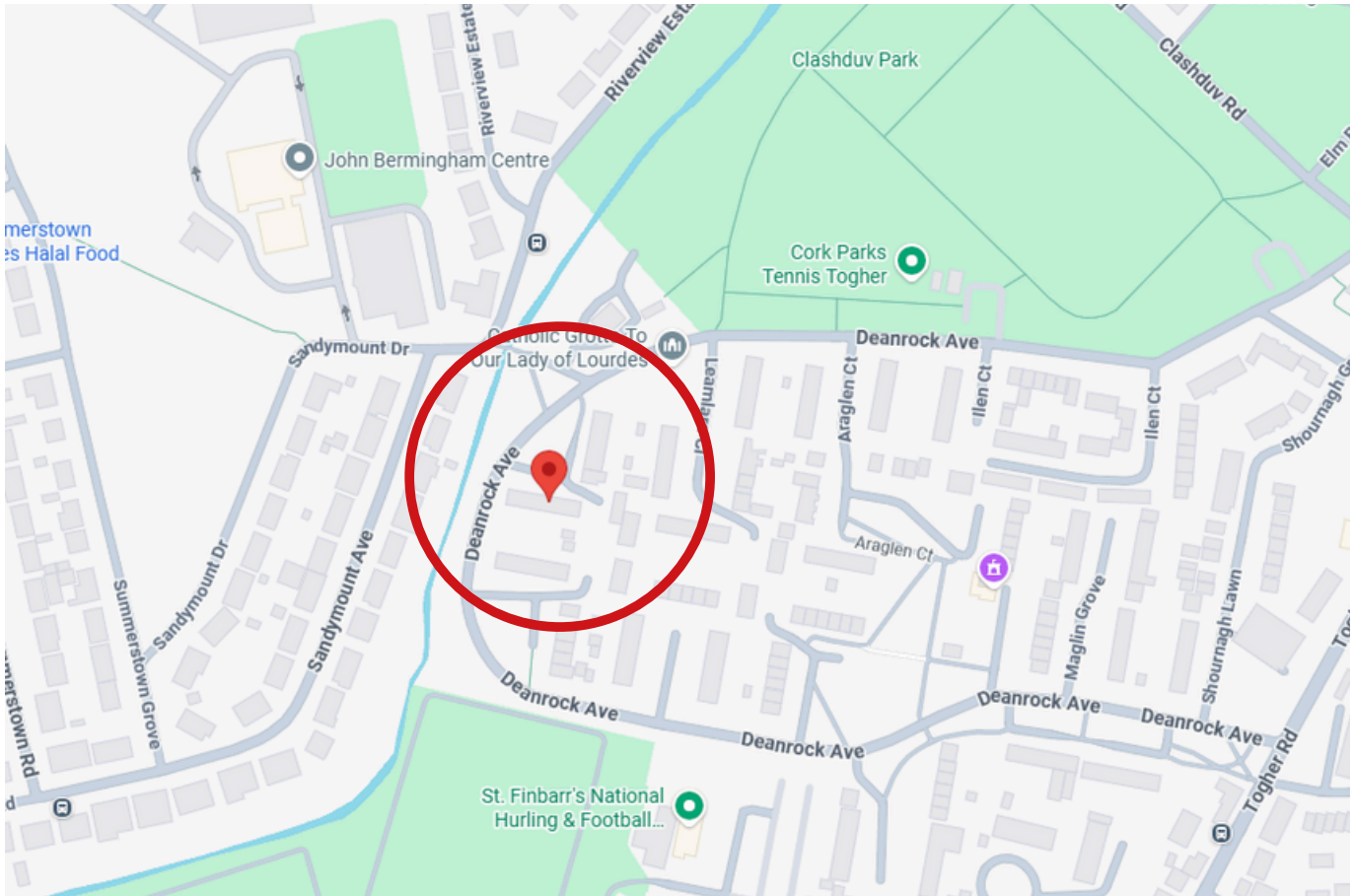


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## | DIRECTIONS

Please see Eircode T12 T9XD for directions.



## | ALL ENQUIRIES TO:

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