

38 St. Rita's Avenue, Gurrabraher, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly maintained and extended three bedroom mid-terrace home, ideally situated in the mature and highly sought after residential area of St. Rita's Avenue, Gurrabraher. This attractive property benefits from a sunny south facing rear aspect, off street parking, and a highly convenient location just a short distance from Cork city centre, with easy access to Apple Ireland's European Headquarters. The property is well positioned close to a wide range of local amenities, including shops, schools, restaurants, and bars, and is serviced by the No. 202 bus route.

The ground floor accommodation comprises a welcoming reception hallway, a comfortable living room, a versatile dining/living area, an extended kitchen, and a family bathroom. Upstairs, the property offers three generously proportioned bedrooms, providing ample space for modern family living.

AMV: €275,000

BER C3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Superb extended 3 bedroom property
- South facing rear aspect
- Approx. 76 Sq. M. / 818 Sq. Ft.
- Built in 1955
- BER C3 with potential to increase to A3
- Gas fired central heating – modern fitted boiler
- Double glazed windows
- Three spacious bedrooms
- Off street parking
- Mature sought after location within close proximity to Cork city centre and Apple HQ & 10 minutes' walk to Cork city centre
- Positioned on the 202 and 202A bus route

| RECEPTION HALLWAY

2.85m x 2.19m (9'3" x 7'1")

A PVC door with glass centre panelling allows access to the main reception hallway. The area has attractive neutral décor, superb laminate timber flooring, one centre light piece, one large radiator, one telephone point, and a window to the front of the property.



| LIVING ROOM

3.47m x 2.66m (11'3" x 8'7")

A spacious main living room has one window to the front of the property, including a net blind. The room has laminate timber flooring, attractive décor, one centre light piece, one radiator, four power points, and two telephone points.



| DINING/LIVING AREA

3.38m x 4.85m (11'0" x 15'9")

A versatile room can facilitate ample dining and living space. The area has laminate timber flooring, one centre light piece, one radiator, six power points, one telephone point, and a door from the room allows access to a walk-in under stair storage area with laminate timber flooring. An open arch from the room allows access to the extended kitchen.



| KITCHEN

2.82m x 2.78m (9'2" x 9'1")

The kitchen features modern fitted units at eye and floor level in an L-shape with extensive worktop counter and tile splashback. The room has vinyl flooring, one window to the rear of the property, and an aluminium door with glass panelling allows access to the rear yard. The room has one centre light piece, one radiator, a heat detector, carbon monoxide alarm, and the gas boiler is also located within this room. The kitchen accommodates plumbing for a washing machine, space for a dryer, space for an oven, and a stainless steel sink with drainer unit. A door allows access to the main family bathroom.



| BATHROOM

2.82m x 1.84m (9'2" x 6'0")

The main family bathroom features a three piece suite including a Triton T80Z electric shower fitted over the bath. The room has vinyl flooring, wall tiling, one window to the rear of the property, one centre light piece, one radiator, one wall-mounted light piece, and access to the hot press which is shelved for storage.



| STAIRS AND LANDING

2.75m x 2.1m (9'0" x 6'8")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one centre light piece, one smoke alarm, and one carbon monoxide alarm.

| BEDROOM 1

2.68m x 3.88m (8'7" x 12'7")

A superb double bedroom has one window to the front of the property, including a net blind. The room has laminate timber flooring, one centre light piece, one radiator, two power points and built-in storage with shelving.



| **BEDROOM 2**

3.52m x 2.63m (11'5" x 8'6")

A large double bedroom has one window to the rear of the property, including a net blind. The room has attractive laminate timber flooring, one centre light piece, one radiator, and two power points.



| **BEDROOM 3**

2.48m x 2.11m (8'1" x 6'9")

A generous sized single room has one window to the rear of the property, including a net blind. The room has attractive laminate timber flooring, one radiator, one centre light piece, and two power points.

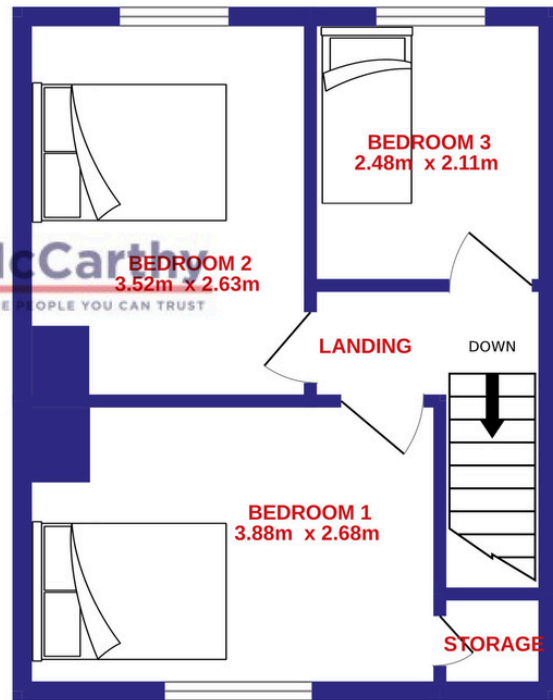


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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| GARDENS AND EXTERIOR

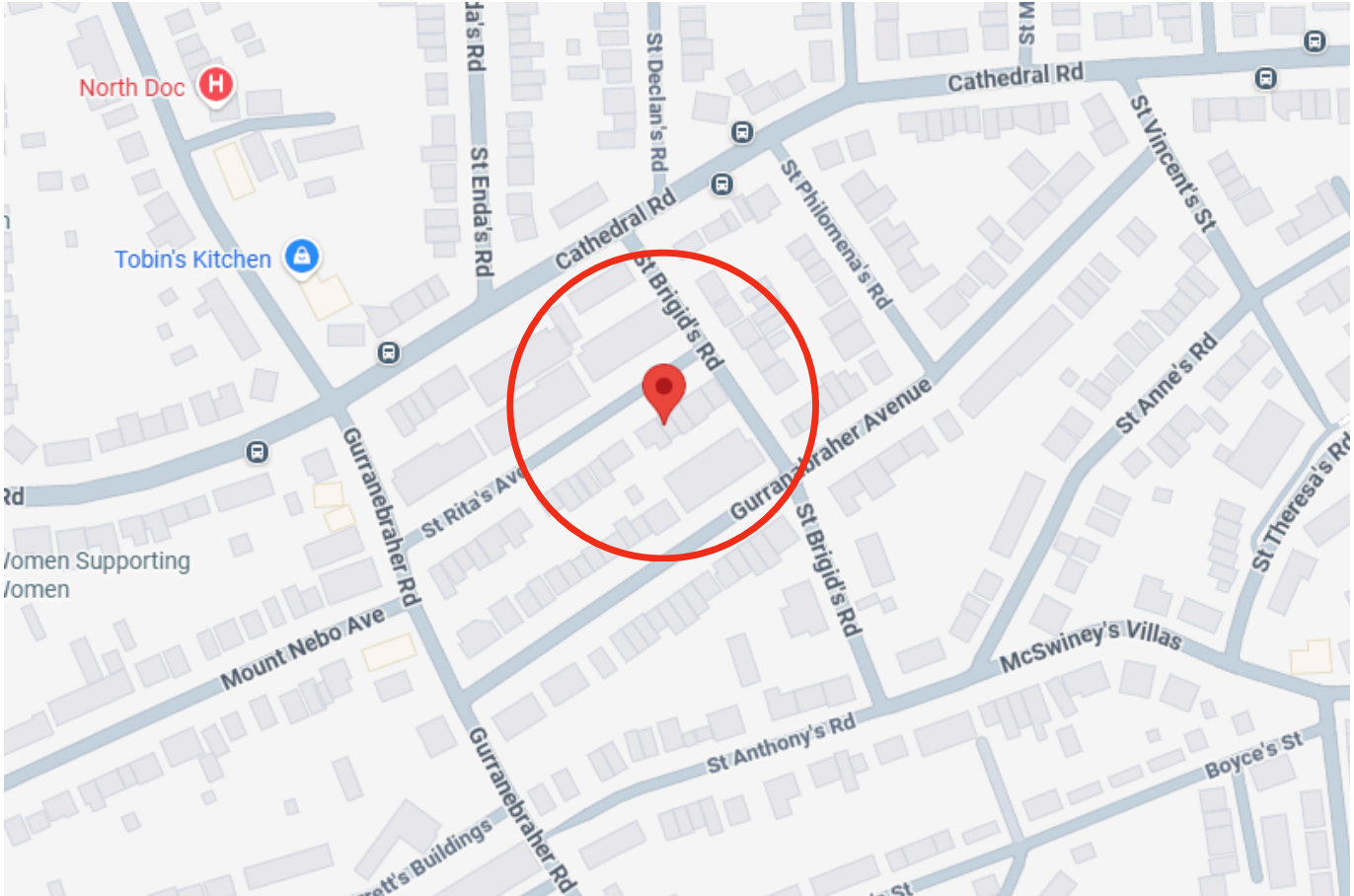


The front of the property has a concrete driveway facilitating off street parking for one car. Steps from the parking area allow access to the front door.

The rear of the property is fully enclosed with block built walls and benefits greatly from its sunny south facing aspect. The area has a maintenance free concrete floor finish and a block built shed located at the rear of the yard which is ideal for storage.

| DIRECTIONS

Please see Eircode T23 XHW1 for directions.



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Downey McCarthy

THE PEOPLE YOU CAN TRUST

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