

56 Murmont Road, Montenotte, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly positioned and excellently maintained three bedroom semi-detached home, ideally located on the highly sought-after Murmont Road in Montenotte. Set on an elevated site, the property enjoys spectacular panoramic views over Cork. This attractive home offers an abundance of bright, spacious living accommodation on the ground floor, complemented by three well proportioned bedrooms overhead. Its prime location ensures convenient access to a host of local amenities, including Gaelscoil an Ghoirt Álainn primary school, shops, cafés, and regular bus routes to Cork city centre.

Accommodation on the ground floor comprises a porch, welcoming reception hallway, living room, family room, and an extended open-plan kitchen/dining area. Upstairs, the property features three spacious bedrooms and a family bathroom.

AMV: €385,000

BER E1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 96 Sq. M. / 1,033 Sq. Ft.
- Built in 1973
- BER E1 with potential to increase to B2
- Convenient to all amenities including Gaelscoil an Ghoirt Álainn, library, shops, medical centres
- Gas fired central heating
- Double glazed windows
- Three bedrooms
- Attached garage with potential to convert to living accommodation subject to FPP
- Mature sought after location
- Located along the 208 and 209 bus routes

| PORCH

1.56m x 2.9m (5'1" x 9'5")

A PVC door with glass centre panelling allows access to the dual aspect porch area which has one window to the front of the property, one window to the side, tile flooring, timber panelled walls and ceiling, and one centre light piece. A teak door with attractive stain glass allows access from the porch to the main reception hallway.

| RECEPTION HALLWAY

3.38m x 2.53m (11'0" x 8'3")

The reception hallway features high quality semi-solid oak timber flooring and attractive décor. There is one radiator, two power points, two telephone points, and a built-in storage area.



| LIVING ROOM

3.35m x 3.76m (10'9" x 12'3")

The main living room has one window to the front of the property, including a roller blind and a curtain rail. The room has attractive décor, high quality laminate timber flooring, one centre light piece, one radiator, one smoke alarm, and four power points. Double doors with glass panelling allow access to a family room.



| FAMILY ROOM

3.33m x 3.74m (10'9" x 12'2")

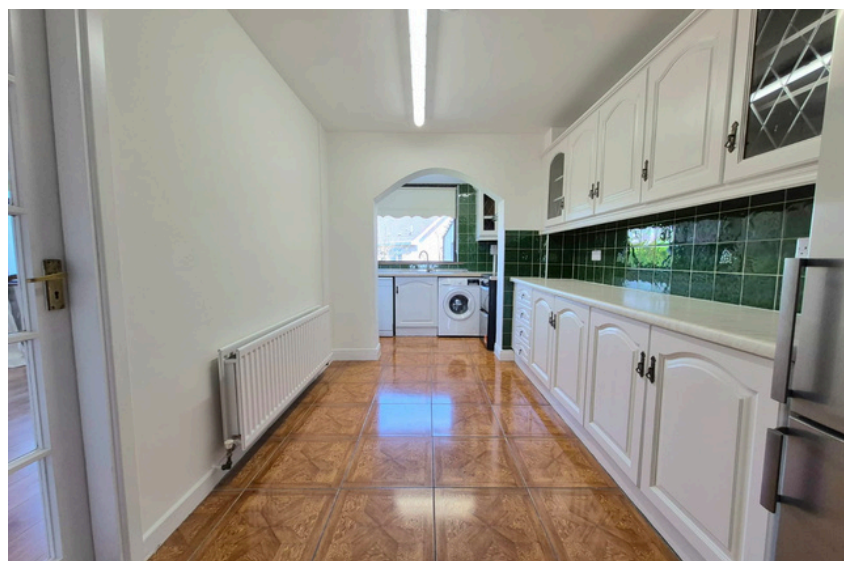
This superb and versatile second living space has one window to the rear, including a roller blind, a curtain rail, and curtains. The room has high quality laminate timber flooring, attractive décor, and an open fireplace. There is one centre light piece, two wall-mounted light pieces, one large radiator, six power points, and one television point. A door with glass panelling leads you through to the kitchen/dining area.



| KITCHEN/DINING

4.69m x 2.87m (15'3" x 9'4")

A superb extended kitchen/dining area has tile flooring throughout. The kitchen features hand painted fitted units at eye and floor level in an L-shape with extensive worktop counter and tile splashback. The kitchen includes a stainless steel bowl and a half sink, plumbing for a washing machine and dishwasher and space for an oven and a fridge/freezer. The area has two light pieces, twelve power points, one radiator, walk-in storage area, one window to the rear, and a PVC door with glass panelling allowing access to the rear garden.



| STAIRS AND LANDING

A superb varnished staircase allows access to the first floor landing. The landing area has a large window to the side of the property with roller blind, curtain rail, and curtains, which floods the area with natural light. The area has semi-solid oak timber flooring, one centre light piece, a mains operated smoke alarm, an access hatch to the attic, and a hot press area shelved for storage which also houses the gas boiler.



| BEDROOM 1

3.39m x 4.3m (11'1" x 14'1")

A spacious double bedroom has one window to the rear of the property, including a roller blind, a curtain rail, and curtains, and offering superb views over the surrounding city and countryside. The room has carpet flooring, an impressive array of Sliderobe fitted units from floor to ceiling, one centre light piece, one large radiator, and four power points.



| BEDROOM 2

3.37m x 2.77m (11'0" x 9'0")

A large 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, attractive décor, built-in storage units from floor to ceiling, one centre light piece, one large radiator, and two power points.



| **BEDROOM 3**

2.44m x 3.42m (8'0" x 11'2")

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



| **BATHROOM**

1.85m x 1.98m (6'0" x 6'4")

The family bathroom features a four piece suite including a Mira Sport electric shower fitted over the bath. There is one window to the rear, impressive modern floor and wall tiling, one radiator, one extractor fan, and one centre light piece.



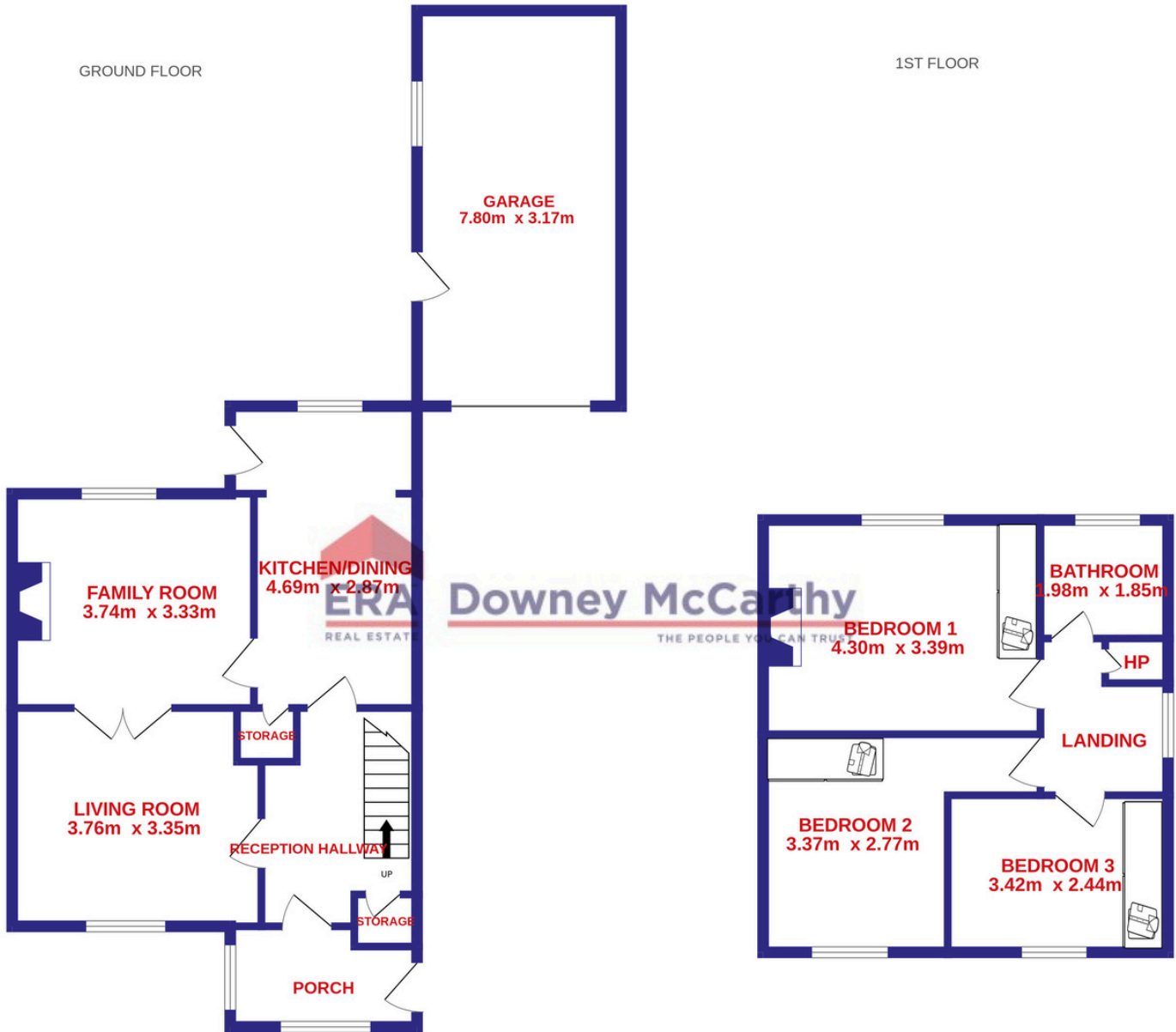
| **GARAGE**

7.8m x 3.17m (25'5" x 10'4")

This superb garage space includes a pit for vehicular mechanic work, external power points and lighting. There is one window to the rear, and a pedestrian door allows access to the rear garden. The area could be reconfigured to additional living accommodation subject to full planning permission being granted.



FLOOR PLAN



| GARDENS AND EXTERIOR



The front of the property is fully enclosed. There is a concrete driveway offering off street parking for two cars, and a garden area which is laid to lawn with mature shrubs and plants. An up and over door allows access to an attached rear garage.

The rear of the property is fully enclosed to all sides, and features mature shrubs and plants throughout the boundaries, adding a high level of privacy. The garden is laid to lawn and benefits from a sunny north-west facing aspect.

| DIRECTIONS

Please see Eircode T23 Y6K3 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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