

12 Friars Road, Turners Cross, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is pleased to present this ideally situated two bedroom semi-detached home to the market, located in the heart of Turners Cross. This attractive property has recently undergone a comprehensive energy efficiency upgrade, including the installation of external wall insulation and a modern energy efficient gas boiler, enhancing both comfort and performance. The home further benefits from a fully enclosed rear garden, off street parking, and a newly refurbished family bathroom. Its convenient location places a wide range of amenities within easy reach, including schools, cafés, shops, bars, and excellent public transport links, and the property is within a 20 minute walk of both Cork city centre and Douglas Village.

Accommodation comprises a welcoming reception hallway, a bright living room, and a kitchen on the ground floor. Upstairs, there are two spacious double bedrooms, a newly refurbished family bathroom, and a separate WC.

Combining an excellent location, energy efficient upgrades, and well-proportioned accommodation, this property is an ideal choice for first-time buyers, downsizers, or investors seeking a home in one of Cork's most established residential areas.

AMV: €275,000

BER D1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 64 Sq. M. / 689 Sq. Ft.
- BER D1
- Externally insulated and fitted with an energy efficient gas boiler
- Two spacious double bedrooms
- Newly refurbished main bathroom
- Off street parking
- Much sought after mature location close to a host of local amenities including bus routes, schools, cafes, bars
- 20 minute walk to Cork city centre & Douglas

| RECEPTION HALLWAY

1.55m x 1.99m (5'0" x 6'5")

A teak door with side and top glass panelling allows access to the main reception hallway. The hallway is finished with timber effect vinyl flooring and a picture rail. Access to the boiler unit as well as storage space is gained from here and there is one radiator, wall-mounted shelving, one centre light piece and two power points.



| LIVING ROOM

3.46m x 4.83m (11'3" x 15'8")

A spacious main living room has a large window to the front of the property including a curtain rail and curtains. There is carpet flooring, neutral décor, one centre light piece with ceiling rose, covings surrounding the ceiling, a picture rail, one large radiator, an open fireplace, one telephone point, and six power points.



| KITCHEN

2.69m x 3.35m (8'8" x 10'9")

The kitchen features fitted units, a stainless steel sink, space for a freestanding oven and fridge/freezer and timber effect vinyl flooring. The room has one centre light piece, access to under stair storage space, and three power points. One window with fitted blinds overlooks the rear of the property, and a door with frosted glass panelling allows access to same.



| STAIRS AND LANDING

3.03m x 0.83m (9'9" x 2'7")

The stairs and landing are fitted with carpet flooring throughout. Off the half landing allows access to the w.c, and the top of the landing has one window to the rear.

| W.C

Accessed via the half landing the w.c features timber flooring, one window to the side of the property, one radiator, and one centre light piece.



| **BEDROOM 1**

3.03m x 4.85m (9'9" x 15'9")

A spacious double bedroom has one large window to the front of the property including a curtain rail and curtains. The room has carpet flooring, extensive built-in storage space, one radiator, a picture rail, neutral décor, one centre light piece, a feature open fireplace and two power points.



| **BEDROOM 2**

3.06m x 2.43m (10'0" x 7'9")

This double bedroom has one window to the rear of the property including a curtain rail and curtains. The room has carpet flooring, one radiator, a picture rail, neutral décor, storage space, one centre light piece, a feature open fireplace and two power points.



| **BATHROOM**

3.03m x 1.98m (9'9" x 6'4")

A newly refurbished main bathroom features a three piece suite including a walk-in shower cubicle incorporating an electric shower. The room has modern floor and wall tiling, one window to the rear, one wall-mounted mirror with lighting, one radiator, and one centre light piece.

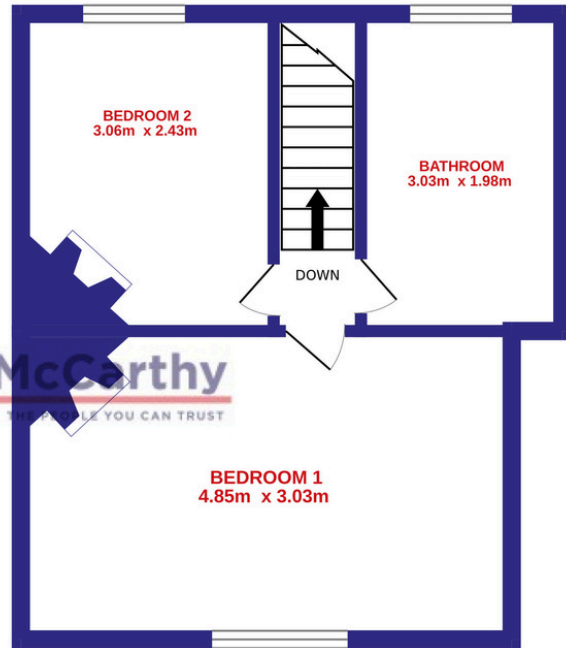


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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| GARDENS AND EXTERIOR

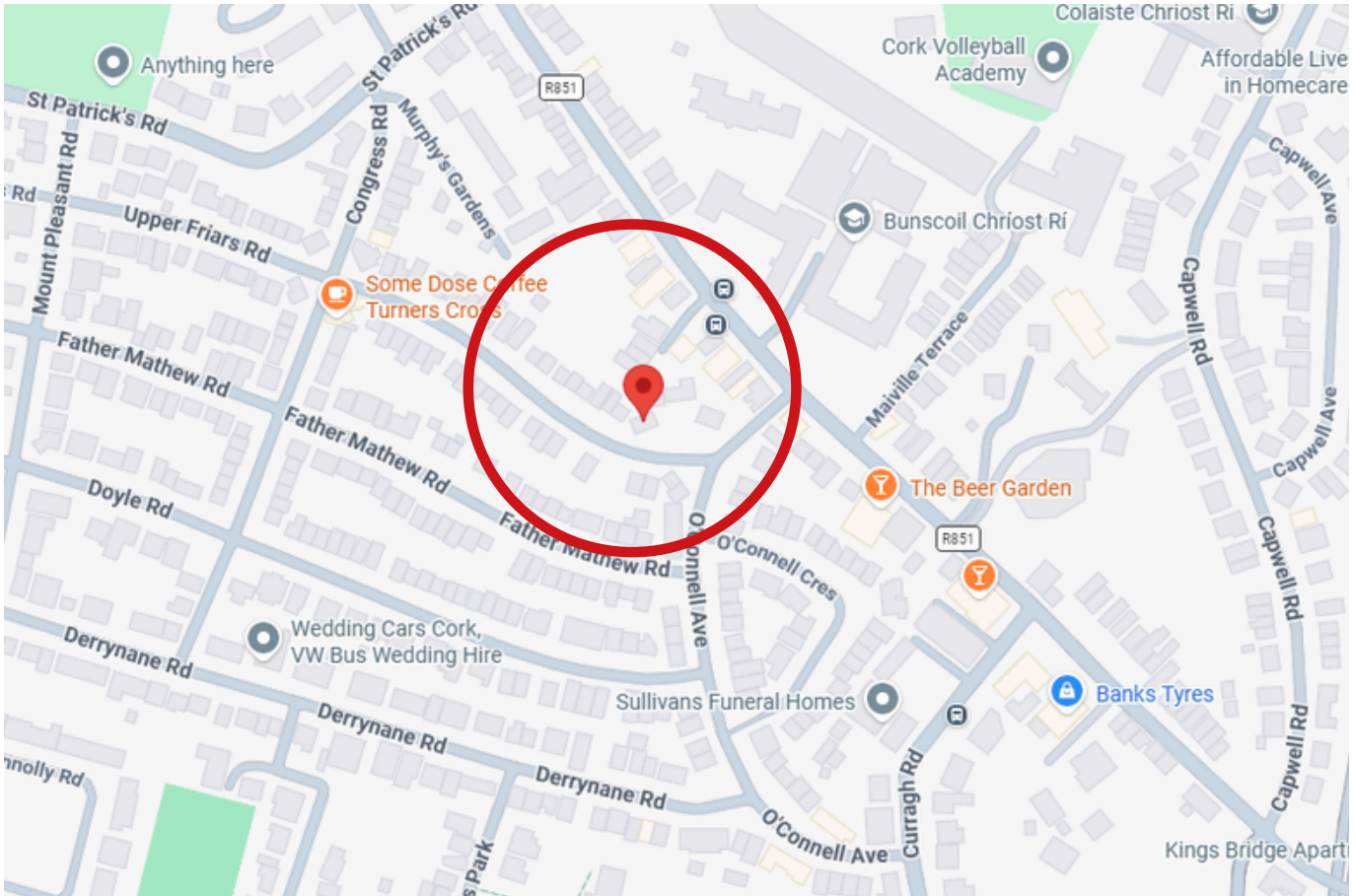


The front of the property is accessed via a secure gates leading to a driveway to accommodate off street parking for one vehicle. The area is fully enclosed with mature hedging, and block built walls. The front garden is laid to lawn. A side gate allows access to the rear garden.

The rear of the property is fully enclosed with block built walls. There is a small patio area and a garden which is laid to lawn.

| DIRECTIONS

Please see Eircode T12 R6FC for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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