

21 College Avenue, College Manor, Cobh, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this three bedroom end of terrace property, situated in a quiet cul-de-sac within walking distance of Cobh town centre and all amenities. The property benefits from an enclosed rear garden and a large block built detached shed, ideal for use as a workshop or conversion to a home office if required.

Accommodation consists of reception hallway, living room, and kitchen/dining area on the ground floor. On first floor level the property offers three spacious bedrooms and the main family bathroom.

AMV: €275,000

BER C

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 83.16 Sq. M. / 895 Sq. Ft.
- Built in 2003
- BER C3
- Three bedrooms
- Large detached shed
- Enclosed rear garden
- 25 minutes' drive to Cork city centre or 20 minutes' via rail
- Close to Cobh town centre and all amenities including schools, shops, restaurants, bars, supermarkets, pharmacies, local attractions

| RECEPTION HALLWAY

4.74m x 1.78m (15'5" x 5'8")

The reception hallway has high grade laminate flooring, one centre light piece, one radiator, two power points, and broadband connection point.



| LIVING ROOM

4.51m x 3.28m (14'7" x 10'7")

The main living room has high grade laminate flooring, one radiator, one window to the front of the property, one carbon monoxide alarm, one centre light piece, an open fireplace, and four power points.



| KITCHEN/DINING

3.09m x 5.25m (10'1" x 17'2")

The kitchen/dining area has high grade laminate flooring and neutral décor throughout. The room has one centre light piece, one large radiator, one carbon monoxide alarm, one window overlooking the rear garden, and sliding glass doors allowing access to same.

The kitchen features modern fitted units at eye and floor level in a U-shape with worktop counter and tile splashback. The kitchen includes an integrated oven/hob/extractor fan, integrated dishwasher, integrated fridge freezer, and six power points.



| STAIRS AND LANDING

2.34m x 2.03m (7'6" x 6'6")

The stairs and landing are fitted with carpet flooring throughout. The main landing has a smoke alarm and an access hatch to the attic.



| BEDROOM 1

4.11m x 3.09m (13'4" x 10'1")

This spacious double bedroom has one window to the front of the property, varnished timber flooring, one centre light piece, one radiator, one air vent, and four power points.



| BEDROOM 2

3.56m x 2.59m (11'6" x 8'4")

Another double bedroom has one window to the rear of the property, varnished timber flooring, one centre light piece, one radiator, one air vent, and two power points.



| BEDROOM 3

2.53m x 2.54m (8'3" x 8'3")

This bedroom has one window to the rear of the property, attractive laminate timber flooring, one centre light piece, one radiator, one air vent, and two power points.



| BATHROOM

2.68m x 2.03m (8'7" x 6'6")

The main 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 centre light piece, one air vent, one radiator, one frosted window to the front, and access to the hot press.

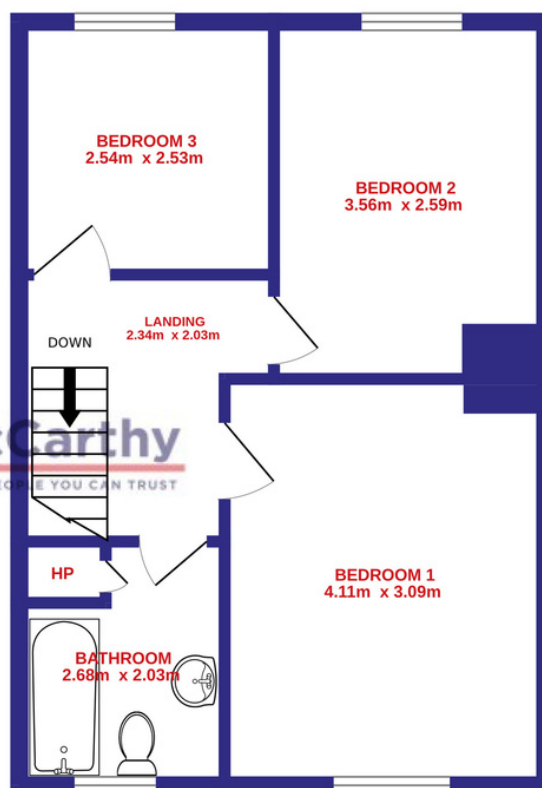


| FLOOR PLAN

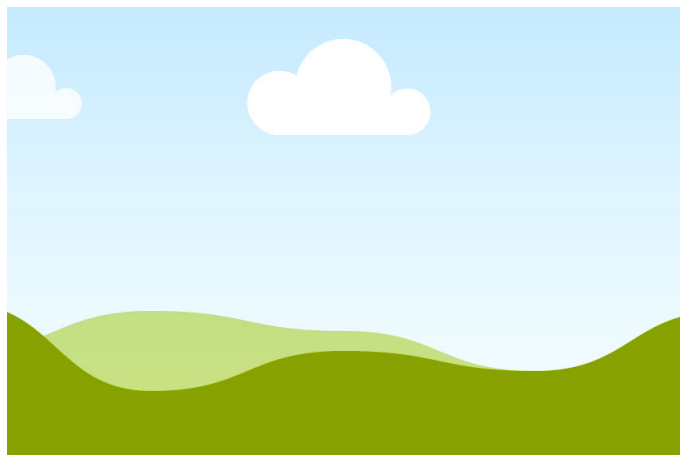
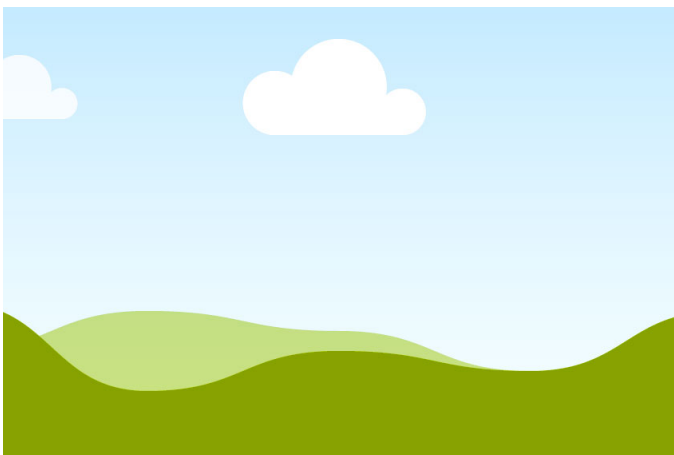
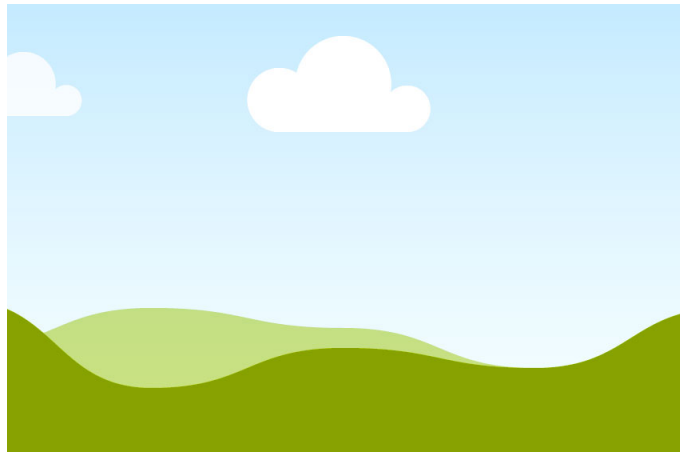
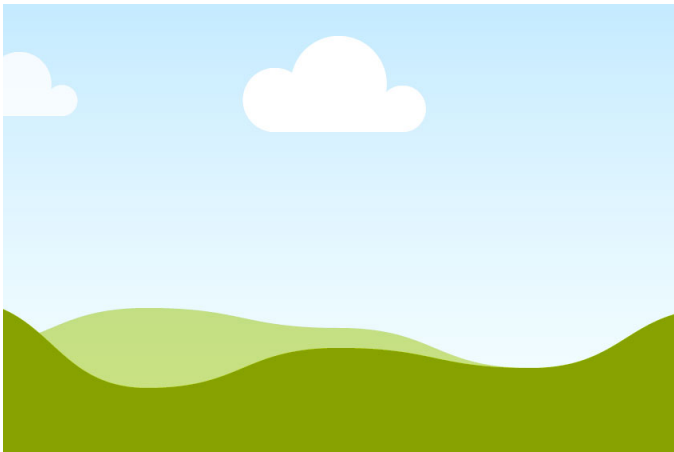
GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR

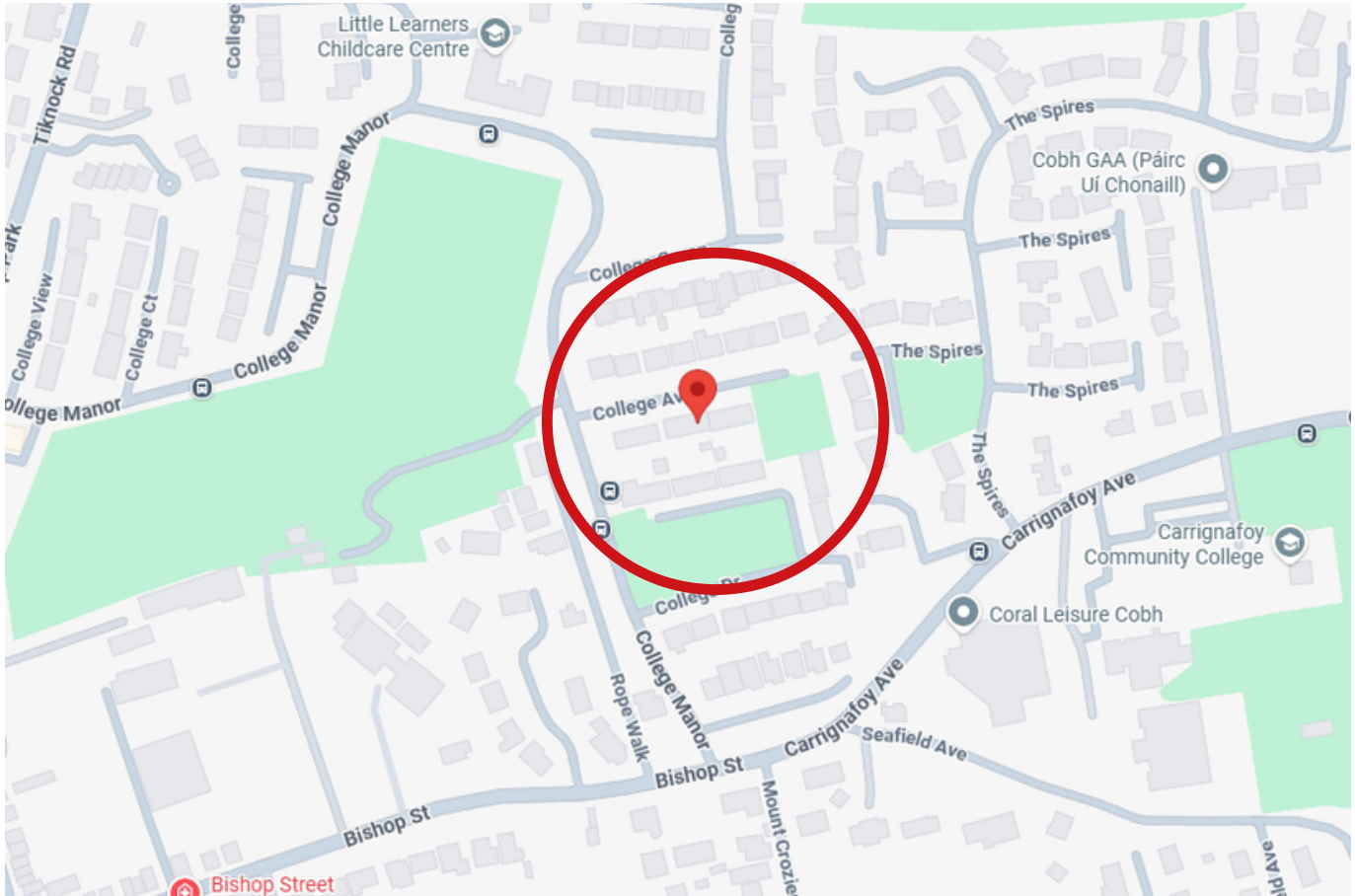


The front of the property has communal off street parking for two vehicles. There is a small garden area to the side, and a gate allowing access to the rear.

The rear of the property is maintenance free and fully enclosed to all sides. There is access to a large detached shed, which has concrete flooring, five power points, three light pieces, and a fluorescent light.

| DIRECTIONS

Please see Eircode P24 YD86 for directions.



| ALL ENQUIRIES TO:

Will Lyons
087 6494740
will@eracork.ie



Downey McCarthy
THE PEOPLE YOU CAN TRUST

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