

## 8 Inniscarra Road, Fairhill, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this super two bedroom semi-detached property on Inniscarra Road in Fairhill. The property benefits from its positioning on a spacious corner site, a fully enclosed, private rear garden, and its convenient location close to a host of amenities including schools, shops and Apple Ireland HQ etc.

Accommodation consists of reception hallway, living room, kitchen/dining room, and the main bathroom on the ground floor. Upstairs the property offers two spacious double bedrooms and an en suite bathroom.

**AMV: €280,000**



**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 65.73 Sq. M. / 708 Sq. Ft.
- Built in 1960's and renovated in recent years
- BER D
- Two spacious double bedrooms upstairs
- Enclosed rear garden
- Spacious corner site
- Off street parking, driveway to the front
- Walking distance to all local amenities including schools and shops
- Close to Apple Ireland HQ
- On the 201 and 203 bus routes
- Ideal first time buy

## | RECEPTION HALLWAY

3.18m x 0.82m (10'4" x 2'6")

A solid door with frosted glass centre panelling allows access into the reception hallway. The hallway has tile flooring, an alarm control panel, recessed spot lighting, access to under stair storage, and one radiator.



## | LIVING ROOM

4.42m x 3.25m (14'5" x 10'6")

The living room has two windows overlooking the front of the property, neutral décor, plenty of space for a suite of furniture, a fireplace with a stove insert, centre light fitting, radiator, access to a storage press which houses the hot water tank, and wooden flooring.



## | MAIN BATHROOM

1.89m x 1.47m (6'2" x 4'8")

Located on the ground floor, the main family bathroom features a four piece suite including a Mira Elie ST electric shower fitted over the bath. The room has one frosted window overlooking the side of the property, fully tiled walls and floors, a centre light fitting, and a radiator.



## | KITCHEN/DINING ROOM

1.89m x 5.82m (6'2" x 19'0")

The kitchen/dining has solid fitted units at eye and floor level with an extensive workshop counter and tile splash back. The kitchen includes space for an oven/hob/extractor fan, stainless steel sink, fridge freezer, and plumbing for a washing machine. The room has tile flooring, plenty of space for a dining table, recessed spot lighting, one centre light fitting, two windows overlooking the rear garden, and a door allowing access to same.



## | STAIRS AND LANDING

1.61m x 2.49m (5'2" x 8'1")

The landing has recessed spot lighting, a Stira staircase allowing access to the attic and carpet flooring.



## **BEDROOM 1**

4.32m x 3.28m (14'1" x 10'7")

This spacious double bedroom has two windows overlooking the front of the property, a wardrobe unit for storage, centre light fitting, radiator, and wooden flooring. A door allows access into the en suite.



## **EN SUITE**

0.97m x 2.35m (3'1" x 7'7")

The en suite features a three piece suite including a built-in shower cubicle incorporating a Mira QT electric shower, fully tiled walls and floors, one window overlooking the rear, and an extractor fan.



## **BEDROOM 2**

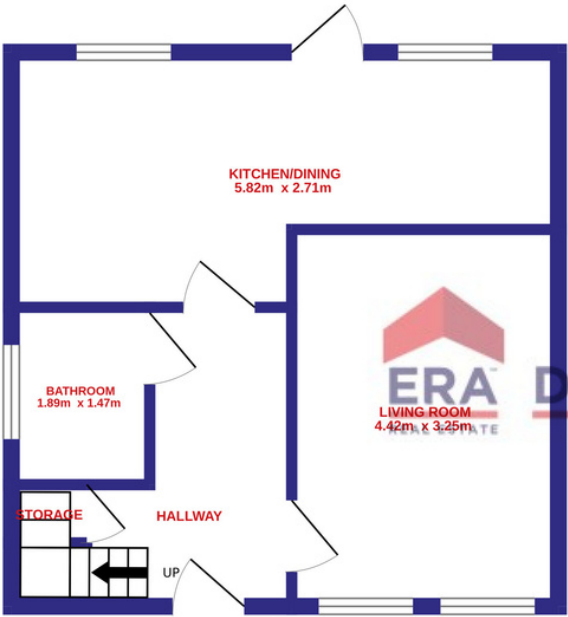
2.9m x 3.36m (9'5" x 11'0")

Another generous sized double bedroom that has a window overlooking the side of the property, built-in wardrobe for storage, centre light fitting, radiator and wooden flooring.

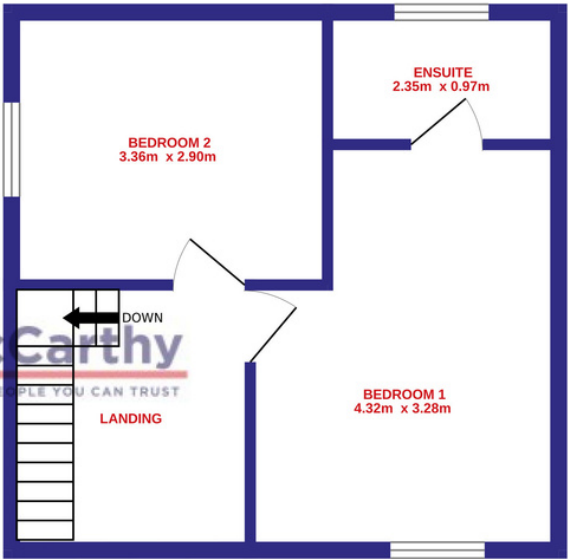


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



## | GARDENS AND EXTERIOR

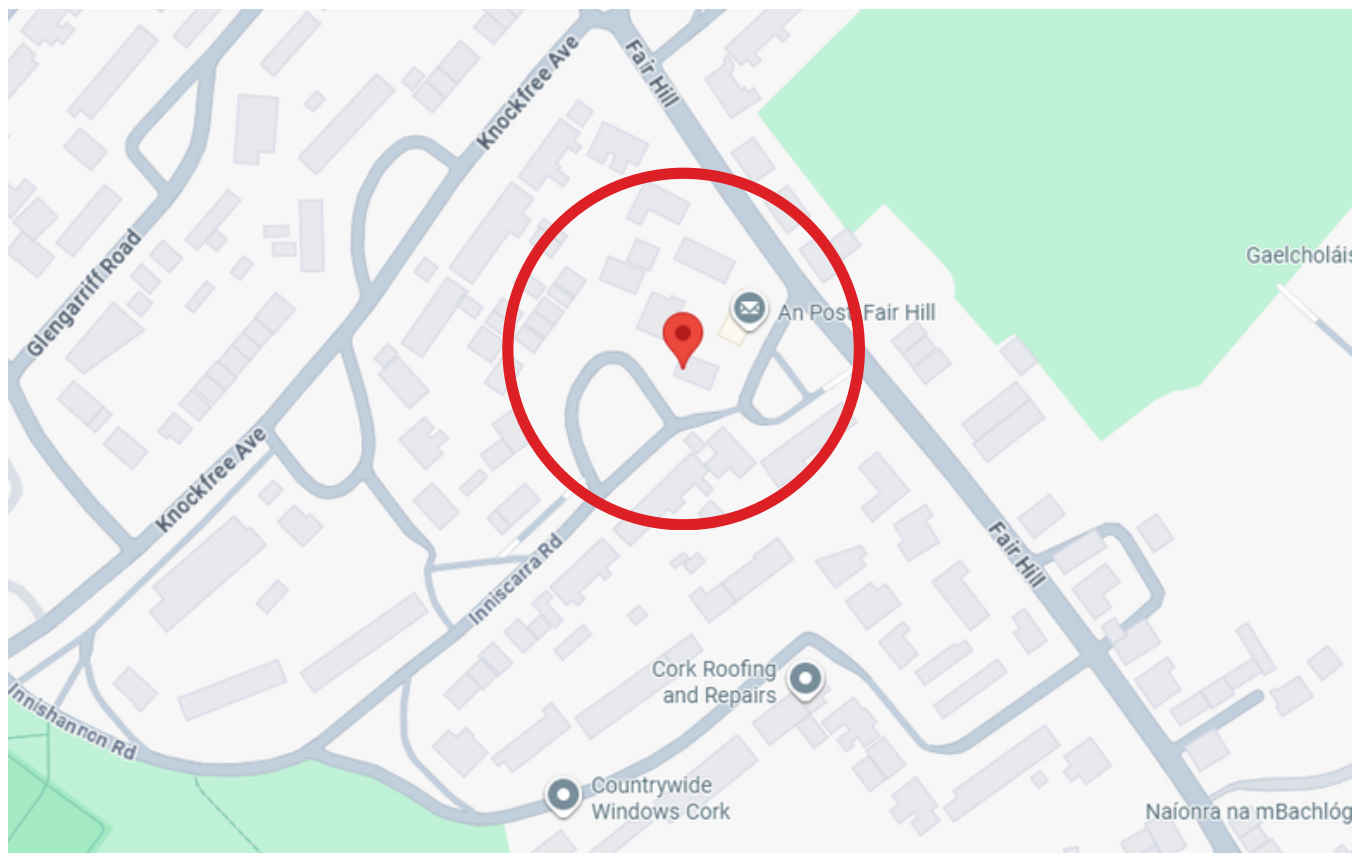


The front of the property is fully enclosed with block built walls to all sides. There is a concrete driveway that can accommodate off street parking for one vehicle, and a concrete footpath leads up to the front door.

The rear of the property is fully enclosed with block built walls. There is spacious garden which is laid to lawn, and a concrete footpath allows access to a shed which is ideal for storage.

## | DIRECTIONS

Please see Eircode T23 H9F3 for directions.



## | ALL ENQUIRIES TO:



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