ERA REAL ESTATE

Downey McCarthy

THE PEOPLE YOU CAN TRUST

# 5 Hazel Road, Togher, Cork



ERA Downey McCarthy are delighted to present to the market this ideally located three bedroom semi-detached property. The property is conveniently located within easy access of Cork city centre, Wilton Shopping Centre and Cork's famous Lough. Viewing comes highly recommended to appreciate what this fine home has to offer.

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

## AMV: €275,000

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PSRA No. 002584

## | FEATURES

- Approx. 82 Sq. M. / 883 Sq. Ft.
- BER D
- Built in 1978
- Three bedrooms
- Fully enclosed rear garden
- Convenient location
- Overlooking a large green area to the front
- Easy access to the N40 road network

## | OPEN PORCH

An open porch area has one wall-mounted light piece and tile steps. An aluminium door with frosted glass panelling allows access to the main reception hallway.

## | RECEPTION HALLWAY

4.49m x 1.81m (14'7" x 5'9")

The reception hallway has laminate flooring, access to the alarm system, one centre light piece, one radiator, and a door allowing access into the main living room.



## | LIVING ROOM

3.83m x 4.14m (12'5" x 13'5")

The living room has timber flooring, one large window to the front of the property including a curtain rail and curtains, a feature fireplace, built-in display and storage units, and one centre light piece.



## | KITCHEN/DINING

3.68m x 5.46m (12'0" x 17'9")

The kitchen/dining area has tile flooring, two light pieces, two windows overlooking the rear garden, and an aluminium door with frosted glass panelling allowing access to same.

The kitchen features units at eye and floor level, space for fridge freezer, space for washing machine, and space for oven and cooker. There is access to a Baxi gas boiler and a hot press.



## | STAIRS AND LANDING

2.7m x 2.64m (8'8" x 8'6")

The stairs and landing are fitted with carpet flooring throughout. The main landing has one centre light piece.



## | BEDROOM 1

4.67m x 2.71m (15'3" x 8'8")

A large double bedroom has two windows overlooking the front of the property, carpet flooring, ample power points, one centre light piece, and one radiator.



## | BEDROOM 2

2.84m x 4.09m (9'3" x 13'4")

Another double bedroom has two windows to the rear, carpet flooring, ample power points, one centre light piece, and one radiator.



## | BEDROOM 3

2.78m x 2.64m (9'1" x 8'6")

This bedroom has one window to the front of the property including blinds and curtains, carpet flooring, one centre light piece, and one radiator.



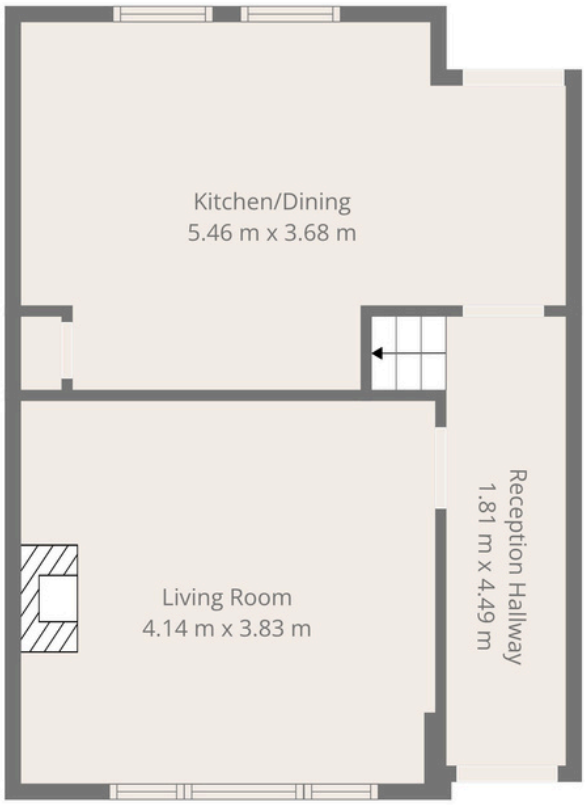
## | BATHROOM

1.92m x 2.28m (6'2" x 7'4")

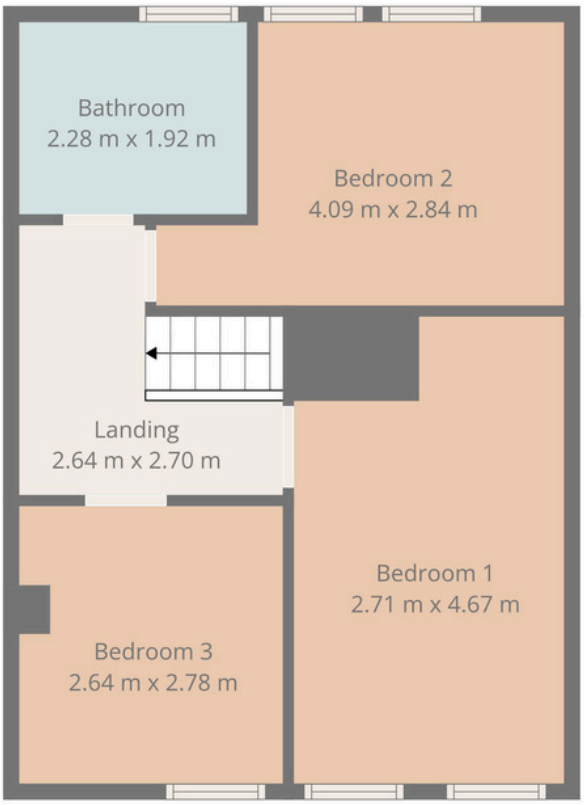
The bathroom features a three piece suite including a Triton T80SI electric shower, floor and wall tiling, one frosted window to the rear, one wall-mounted mirror, and one wall-mounted light piece.



## | FLOOR PLAN




1st Floor




2nd Floor

## | GARDENS AND EXTERIOR



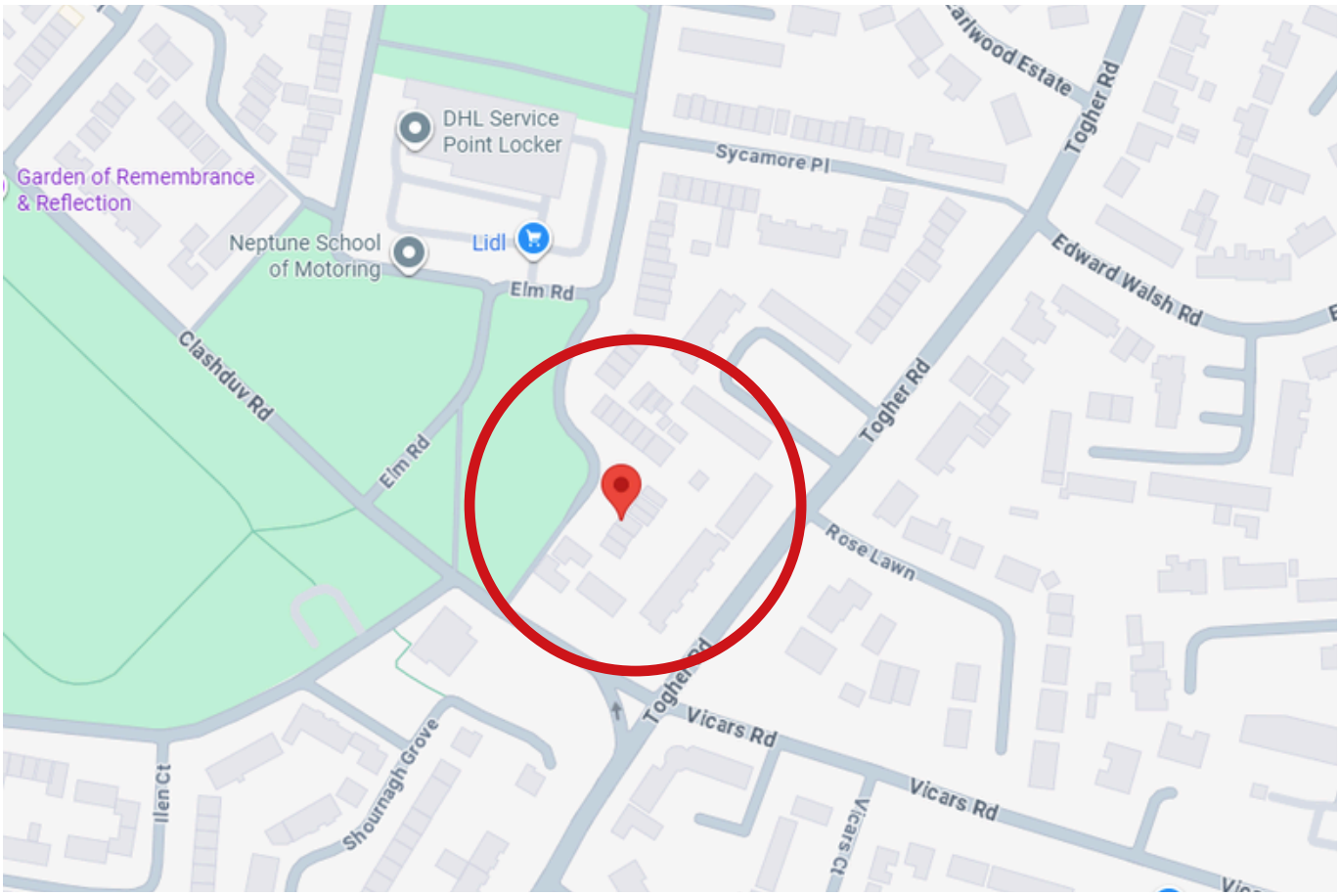


The front of the property is accessed via both pedestrian and vehicular gates. There is a driveway to accommodate off street parking, and a path leads to the front door.

The rear of the property is fully enclosed to all sides. There is a block built shed which is ideal for storage.

## | DIRECTIONS

Please see Eircode T12 AX0D for directions.




## | ALL ENQUIRIES TO:

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