

"Roma", 1 St Josephs Gardens, Bishopstown, Cork.

BER C1



An excellently located four bedroom semi-detached property situated in the heart of Bishopstown and close to all local amenities including CUH/CUMH, Wilton shopping centre, CIT, schools, shops, restaurants and bars. The property offers an ideal opportunity to acquire a residential home/investment property in one of Corks most sought after residential locations.



€300,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 2.95m x 2.9m

A teak door with glass centre paneling allows access into the main reception hallway. The hallway has carpet flooring, one centre light piece, two power points, one radiator and extensive under stair storage. Other features include one phone point and one thermostat control for the heating.

- Living Room 4.58m x 3.30m

A superb main living room has one window to the front of the property which includes a net blind, a curtain rail and curtains. The room has a carpet flooring, one large radiator and an open fireplace. Timber panelling surrounds the entire room and there are two wall mounted light piece and three power points.



- Family Room/Dining Room 4.54m x 3.30m

A versatile room that could serve a multitude of uses either as a formal dining room or a second living area has one window to the rear of the property which overlooks the yard. The window includes a curtain rail and curtain.

Other features in the room include carpet flooring, one radiator, one centre light piece, timber panelling surrounding the walls and a gas fireplace. The room has two power points and two television points.

- Kitchen 3.5m x 2.90m

This is a dual aspect room with one window to the rear and one window to the side of the property. A PVC door with glass paneling allows access to the rear yard. The kitchen features solid oak units fitted in an L-shape at eye and floor level with extensive worktop counter space.

The room has a vinyl floor covering, a tile splash back, plumbing for a washing machine, space for a fridge and oven. There is one centre light piece, five power points and one radiator.



- Bedroom 4 2.50m x 2.90m

A single room has one window to the front of the property including a net blind, a curtain rail and curtains. The room has a vinyl floor covering, one centre light piece, one large radiator, four power points and a door from the room allows access to an en suite.

- En Suite

The en suite bathroom features a two piece suite with vinyl floor covering. There is one wall mounted light piece and tiling to the half way point on the walls.

- Stairs and landing

The stairs and landing have carpet flooring and on the half landing a large window with a westerly aspect floods the area with natural light. The large landing area has one centre light piece and one smoke alarm.

- Bedroom 1 4.54m x 3.30m

A superb double bedroom has one window to the rear of the property which includes a curtain rail and curtains. The room has carpet flooring, built-in units from floor to ceiling, one large radiator, one centre light piece, three power points and one phone point.



- Bedroom 2 4.60m x 3.30m

A large double bedroom has one window to the front of the property which includes a net blind, a curtain rail and curtains. The room has carpet flooring, one large radiator, built-in units from floor to ceiling and one power point.

- Bedroom 3 2.61m x 2.9m

A single room has one window to the front of the property which includes a net blind, curtain rail and curtains. The room has carpet flooring, one centre light piece, built-in units from floor to ceiling and one power point.
- Main Bathroom 2.50m x 2.20m

The family bathroom has a two piece suite including a bath and sink with storage under the sink. The room has tiling half way up the walls and a tile splash back behind the sink. Features include one centre light piece, one window to the side of the property, one radiator and a hot press area which is shelved for storage.
- Toilet 1.60m x 0.8m

This seperate toilet has vinyl floor covering, tiling half way up the walls and one window to the rear of the property.
- Block built garage

A roller door allows access to a purpose built garage to facilitate off street parking for one car or if required could be used for additional storage.

Features

- Approx. 1291 Sq Ft
- Built in 1960
- C1 BER Rating
- Fully underpinned
- South facing rear aspect
- Gas fired central heating
- Double glazed windows
- Much sought-after location
- Off street parking for 2/3 vehicles
- Block built garage
- Concrete floors at 1st floor level

Directions

See exact location on the map or use Eircode T12AYP4



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