

**29 Gurrabraher Ave, Gurrabraher, Cork** **BER** B3



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this truly stunning, extended 2 bedroom townhouse which benefits from a significant rear extension and attic conversion. The current owners have fully renovated the property and it now comes to the market offering a highly desirable open plan living design on ground floor, spacious bedrooms and a superb attic conversion all combined with a interior design finish



€185,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway
- Open plan living/kitchen/dining area

A PVC door with glass centre paneling and side paneling allows access to the main reception hallway. The hallway features magnificent walnut timber flooring, attractive decor, recess spot lighting and one radiator. A walnut door allows access into the open plan kitchen/dining/living area.

Living Area 6.5 m<sup>2</sup> x 4.8 m<sup>2</sup>

This magnificent open plan room offers superb modern décor throughout which includes high quality semi-solid oak walnut timber flooring. The room incorporates a feature electric fireplace in the centre of the room, modern recess spot lighting and a large bay window overlooking the front of the property which includes recess spot lighting, a curtain rail, curtains and blinds. Features include ten power points, multiple television points, one thermostat control for the heating and two large radiators.



Kitchen/Dining 3.68 m<sup>2</sup> 4.6 m<sup>2</sup>

Located at the rear of the room, the extended kitchen/dining area features magnificent fitted units finished in an Ivory colour scheme with contrasting worktops. The area has a sumptuous mix of tile and walnut timber flooring wrapped around a functional island unit. Three velux windows to the rear of the property flood the room with natural light and are combined with recess spot lighting and a window facing the rear of the property. The kitchen includes an integrated oven, hob and extractor fan, fridge freezer,

a bowl and a half stainless steel sink and french doors allow access to the rear yard. Additional features include one radiator, ten power points, one television point and one telephone point.



- Utility Room

The utility room which is located discretely off the living room offers extensive under stairs storage, laminate timber flooring and plumbing for a washing machine. There is wall mounted shelving and one centre light piece.

- Stairs and landing

A bespoke hand crafted solid walnut timber staircase with integrated lighting and brush stainless steel spindles allows access to the first floor landing. The landing area features high quality walnut timber flooring, recess spot lighting, one large radiator and two power points.

- Bedroom 1                      3.22m x 3.0m

A magnificent double room has one window to the front of the property which gives panoramic views over Cork city. The window includes a Venetian blind. The room itself is beautifully presented with stylish décor, timber flooring and recess spot lighting. There is one large radiator, eight power points, one television point and one telephone point.



- Bedroom 2 3.15m x 2.92m

A superb double bedroom has one window to the rear of the property including a roller blind, curtain rail and curtains. The room has high quality décor which includes walnut timber flooring. Features include recess spot lighting, one large radiator and six power points.

- Family Bathroom 2.23m x 1.79m

The family bathroom features a two piece suite with a corner shower area incorporating a Mira Elite ST electric shower. The area has impressive modern tiling surrounding the shower, to the middle point of the walls and on the floor. Features recess spot lighting, a stainless steel heated towel rail and a free standing wash hand basin with integrated storage. There is one wall mounted mirror with integrated lighting, an extractor fan and a window to the rear of the property.

- Attic Conversion

A walnut staircase allows access from the first floor landing to the attic conversion. This superb room features two large velux windows with integrated blackout blinds to the rear of the property. The area has carpet flooring, extensive built-in storage, recess spot lighting, one large radiator, six power points, one television point, one telephone point and additional storage is located into the eaves.

## Features

- Immaculately maintained & extended two bedroom Townhouse
- Superb attic conversion
- Approx. 940 Ft<sup>2</sup>
- Magnificent open plan living space on ground floor
- Modern stylish bathroom
- Modern fitted kitchen with integrated appliances

## Directions

Please see Eircode T23AV8P for directions.

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