

## 36 Windmill Road, Cork City, Cork



ERA Downey McCarthy are delighted to launch to the market this well-maintained, mid-terrace dormer bungalow. The property is well located, within convenient walking distance of the city centre and all amenities. The house has been tastefully decorated and there is an enclosed patio area to the rear. This property represents a most attractive opportunity for both first-time buyers and investors.



AMV €225,000

PSRA Licence No. 002584

## Accommodation

- Entrance Lobby 0.97m x 0.87m
- Living Room 5.67m x 2.84m

The entrance lobby has tile flooring and glazed panel door to living room.

A bright living room includes two ceiling lights, two windows to the front of the property with blinds and two radiators. Other features include an open fireplace with red brick surround, 8 power points, one television point, timber floor covering and a glazed panel door to the kitchen.



- Kitchen 3.72m x 2.7m

The kitchen has one four-spot ceiling light fitting, one smoke alarm and one radiator, access to the stairs and under-stair storage. There are fitted wall and floor units, a stainless steel sink and an attractive tile floor covering. Other features include a hot press with shelving, 5 power points and glazed double doors which lead out to a patio at the rear of the property.



- Shower Room 2.05m x 1.73m

The room has one centre light fitting, one radiator and one window to the rear. The shower room suite includes one W.C, one wash hand basin on a fitted storage unit and one electric Triton T80i shower. Other features include a tile floor and a tile splash back around the sink area.

- Bedroom 1

3.27m x 3.06m

Bedroom 1 has one centre light fitting, one dormer window to the rear of the property, one radiator, two power points, one television point and carpet floor covering.



- Bedroom 2

3.05m x 2.36m

Bedroom 2 has a two-spot ceiling light fitting, one dormer window with blind to the front of the property, one single built-in wardrobe with shelving, one radiator, two power points, one television point and carpet floor covering.



- Bedroom 3

2.87m x 4.6m

This bedroom has a two-spot ceiling light fitting, one dormer window to the front with blind, one radiator, three power points, one television point and carpet floor covering.



- Utility Room 3.15m x 1.13m

To the rear of the house, the utility room is accessed from the patio and has a fully tiled floor, plumbing for a washing machine, two power points and one ceiling light.

## Features

- Attractive central location
- Approx. 66.79 m<sup>2</sup> / 719 ft<sup>2</sup>
- Oil fired central heating
- Patio area to the rear with a separate utility room
- Excellent decorative order throughout

## Directions

Please see Eircode T12 X3F9 for directions.

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