

95 Summerstown Drive, Wilton, Cork City **BER E2**



ERA Downey McCarthy are delighted to present this large three bedroom semi-detached home, situated in the much sought after location of Summerstown Drive, Wilton. The property benefits from an adjoining single story garage and mature front and rear gardens.

Though in good condition throughout, the house is in need of some modernisation and would make an ideal first time home or investment property.



AMV: €275,000

PSRA Licence No. 002584

Accommodation

- Entrance Hallway 4.2m x 2.12m
A sliding patio door leads through to the main front door and onwards to the entrance hall. This hall has one ceiling light fitting, three power points, a wall mounted radiator and vinyl floor covering. There is under stair storage in this area and a doorway leading to the adjoining garage and shed.
- Living Room 3.42m x 4.38m
This room has a large window which overlooks the front of the property. There is a tiled surround fireplace with fitted storage units to either side, one centre ceiling light fitting, one wall mounted radiator, carpet floor covering and four power points.
- TV Room 3.64m x 3.28m
This room is open plan to the dining area and includes a brick surround fireplace with electric fire insert and storage units to either side, one centre ceiling light fitting, one wall mounted radiator, carpet floor covering and four power points.
- Dining Area 2.55m x 3.41m
A single storey extension to the rear of the house accommodates the dining area. It includes a large window overlooking the rear garden and an external back door. There is one centre ceiling light fitting, carpet floor covering as continued through from the TV room, one wall mounted radiator, one power point and an internal door through to the kitchen.
- Kitchen 3.96m x 2.9m
This room also has a window overlooking the rear garden. Features include a centre ceiling light fitting, seven power points, fitted wall and floor units with tiled splashback, fully tiled floor, an integrated electric hob & oven, integrated fridge freezer and space for a washing machine.
- Stairs and landing
The stairs and landing area has a carpet floor covering and one ceiling light fitting. It also has stairwell overlooking the side of the property.
- Bedroom 1 3.65m x 4.33m
This room has carpet floor covering, a centre ceiling light fitting, a large window which overlooks the rear of the property, a wall mounted radiator and two power points.



- Bedroom 2 3.43m x 3.5m

This room has carpet floor covering, a centre ceiling light fitting, one window which overlooks the front of the property, a wall mounted radiator and two power points.



- Bedroom 3 2.46m x 3.0m

This room has carpet floor covering, a centre ceiling light fitting, one window overlooking the front of the property, one wall mounted radiator, and two power points.



- Main Bathroom 2.64m x 2.24m

The bathroom includes attic access and a shelved hot press with hot water cylinder and electric immersion. It has been recently redecorated with newly tiled floor and walls. Other features include

an electric Triton shower, one WC, one wash hand basin, wall mounted electric air heater and wall mounted radiator. There is also a wall mounted shaving light and fitted wall mirror.



- Garage 11.3m x 2.61m

A lean-to structure which adjoins the southern elevation and is accessed via a steel garage door to front. It includes a ground floor WC and stainless steel sink and has been extended rearwards as a garden shed.

Features

- Gross internal floor area extends to 106.35 sq.m. (1,145 sq.ft.) plus adjoining garage
- Constructed c.1970 and extended in c.1985
- BER E2
- Oil fired central heating
- Double glazed windows
- West facing rear garden
- Block construction with a dash finish and pitched tiled roof

Directions

Please see Eircode T12 DYR2 for directions.



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