

13 Presentation Road, Off Cathedral Road, Gurrabraher, Cork City **BER E1**



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this superbly presented, three bedroom mid-terrace property benefiting from the addition of a large sunroom to the rear, a large sunny rear garden and a shared side access from the front of the property to the rear garden.



AMV: €235,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 5.1m x 1.8m

A PVC door with stained glass centre panelling allows access into the reception hallway. The reception hallway has attractive décor with superb walnut laminate timber flooring. The area has one window overlooking the front of the property, coving, one light fitting, an alarm system, one large radiator and smart storage built-in underneath the stairs.

- Living Room 3.8m x 3.8m

The main living room features attractive décor and superb hardwood solid oak timber flooring. The room has one window to the front of the property with a curtain rail, curtains and a blind. Features include one light fitting, coving, a corner fireplace with gas insert, one large radiator and four power points.



- Kitchen 2.7m x 3.8m

The kitchen features modern fitted units at eye and floor level on both sides of the room finished in a Prague-Ivory colour scheme and finished with contrasting granite worktop counters. The room has laminate timber flooring, recess spot lighting, one light fitting, a bowl and a half sink. There is plumbing for a washing machine and dishwasher, space for an oven, one radiator and ten power points. An open arch allows access from the kitchen to the sun room.



- Sun Room

4.8m x 3.0m

This magnificent, spacious room features high quality walnut timber flooring. The room has recess spot lighting, large glazed panels and a PVC door allowing access out to the rear garden. Other features include eight power points, one radiator and one television point.



- Shower Room

2.5m x 1.8m

Located off the hallway, the shower room has a two piece suite and a corner shower area incorporating a Triton shower. The room has one window overlooking the rear of the property with a roller blind, a curtain rail and curtains. Other features include tile flooring, timber panelling, one wall mounted light fitting, one centre light fitting, attractive tiling surrounding the shower and one radiator.

- Stairs and Landing

The stairs and landing have been fitted with carpet flooring. The landing has one light fitting, one smoke alarm, a Stira staircase allowing access to the attic and a hot press area which is shelved for storage.

- Bedroom 1

3.3m x 4.1m

A large double bedroom located at the front of the property offers one window including a curtain rail, curtains and a net blind. The room has solid timber flooring, one light fitting, one large radiator, five power points, one telephone point and a built-in wardrobe with vanity area.



- Bedroom 2 3.6m x 3.1m A large double room overlooks the rear garden and gives panoramic views over Cork City centre. The room has semi-solid oak timber flooring, one light fitting, one large radiator and two power points.
- Bedroom 3 2.5m x 2.7m A large single room has one window overlooking the front of the property including a curtain rail and a net blind. Features include carpet flooring, one radiator, one light fitting and one power point.
- Bathroom 1.7m x 2.1m The family bathroom features a three piece suite with tiled walls and a solid timber floor. One window overlooks the rear of the property with a roller blind, a curtain rail and curtains. Other features include one radiator and one light fitting.

Features

- 89.47 Sq. M / 963 Sq. Ft
- BER E1
- Year Built 1960
- Large sun room overlooking the rear
- Large rear garden
- Tasteful modern internal finish
- Modern fitted kitchen with granite worktops
- Off street parking for one vehicle
- Gas Fired Central Heating
- Double glazed windows
- Panoramic views over Cork city centre
- Much sought-after location close to all amenities
- Top quality joinery finishes with high end flooring
- 2 x bathrooms
- Located on the No 202 bus route to Apple Ireland, Cork City Centre & Mahon Point

Directions

Please see Eircode T23 F50F for directions.

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