

42 Kerryhall Road, Fairhill, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superbly presented and cleverly extended, two bedroom mid-terraced property in Fairhill. The property offers ample living accommodation, off street parking, an enclosed rear garden, and a most convenient location close to all local amenities including primary and secondary schools, supermarkets, cafes, shops and Apple Ireland HQ.

Accommodation consists of living room to the front, extended kitchen/dining area to the rear, rear hall, and guest w.c on the ground floor. Upstairs the property offers two spacious double bedrooms, a shower room, and the main family bathroom.

AMV: €295,000



60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 86.68 Sq. M. / 933 Sq. Ft.
- Originally built in the 1920's approx.
- BER D
- Extensively modernised in the 1990's
- Two storey extension added to the rear in 2006
- Two large double bedrooms on the first floor
- Large driveway provides ample parking
- Walking distance to local amenities
- Close to schools, supermarket, cafes, shops, gym
- Close to Apple Ireland HQ
- On the 201 and 203 bus routes
- Ideal first time buy/investment property
- The property has never been rented / No rent cap in place

| LIVING ROOM

4.18m x 3.01m (13'7" x 9'8")

A PVC door with frosted glass panelling allows access into the living room. The living room has wooden flooring, one window overlooking the front of the property, a feature fireplace with an electric insert, centre light fitting, large radiator, access to the staircase to the first floor, and a door allows access into the kitchen/dining area.



| KITCHEN/DINING

6.15m x 4.07m (20'1" x 13'3")

The kitchen/dining area has fitted units at eye and floor level, integrated oven/hob/extractor fan, space for a double fridge freezer, plumbing for a dishwasher, centre light fitting, neutral décor, tile flooring and extensive dining space.



The room offers plenty of natural light, with double doors allowing access to the rear garden, and an additional door and window overlook the side of the property. A door allows access to a rear hall.



| REAR HALL

1.28m x 1.2m (4'1" x 3'9")

The rear hall has one window overlooking the side of the property, access to under stair storage, centre light fitting and tile flooring, a door allows access into the guest w.c.

| GUEST W.C

0.98m x 1.16m (3'2" x 3'8")

The guest w.c features a two piece suite, attractive floor and wall tiling, centre light fitting and towel rail.



| STAIRS AND LANDING

2.41m x 1.73m (7'9" x 5'6")

The stairs are fitted with carpet flooring. The spacious landing area has a window overlooking the side of the property, wooden flooring and an access hatch up to the attic.



| BEDROOM 1

4.17m x 3.35m (13'6" x 10'9")

This spacious double bedroom has one window overlooking the front of the property, a large built-in Sliderobe unit for storage, centre light fitting, radiator and wooden flooring, a door allows access into a shower room.



| SHOWER ROOM

1.43m x 0.83m (4'6" x 2'7")

The shower room features a three piece suite including a shower cubicle incorporating a Triton T90XR electric shower, and fully tiled walls and floors.

BEDROOM 2

3.46m x 4.1m (11'3" x 13'4")

Another spacious double bedroom that has a large built-in Sliderobe unit for storage, one Velux window plus another window overlooking the rear of the property, centre light fitting, radiator, and wooden flooring.



MAIN BATHROOM

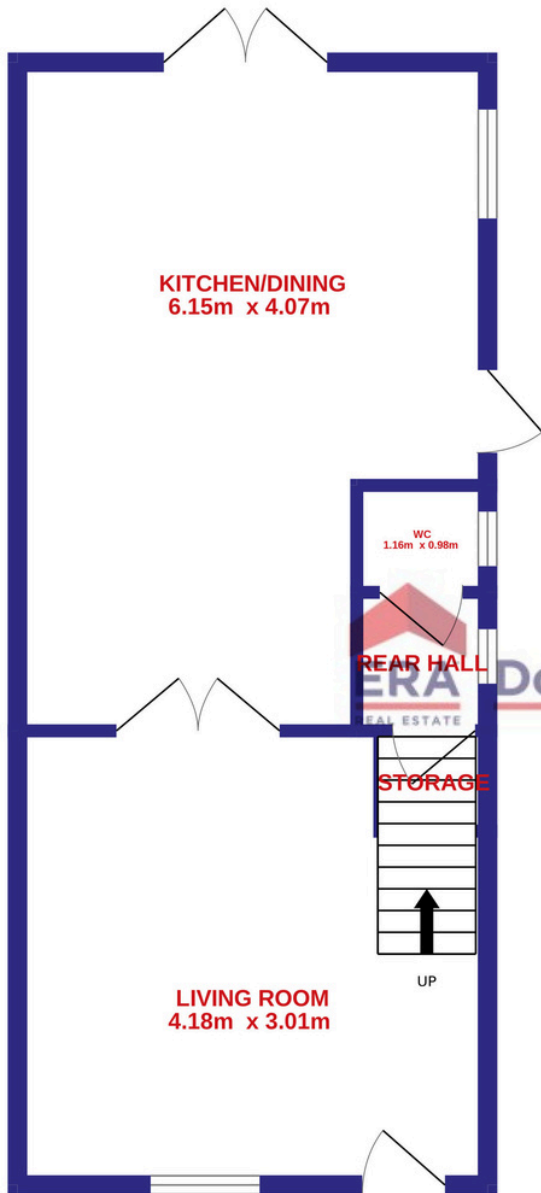
2.39m x 3.09m (7'8" x 10'1")

The very spacious main bathroom features a three piece suite including a built-in shower cubicle incorporating a power shower off the mains. The area has floor and wall tiling, one Velux window, and one heated towel rail.

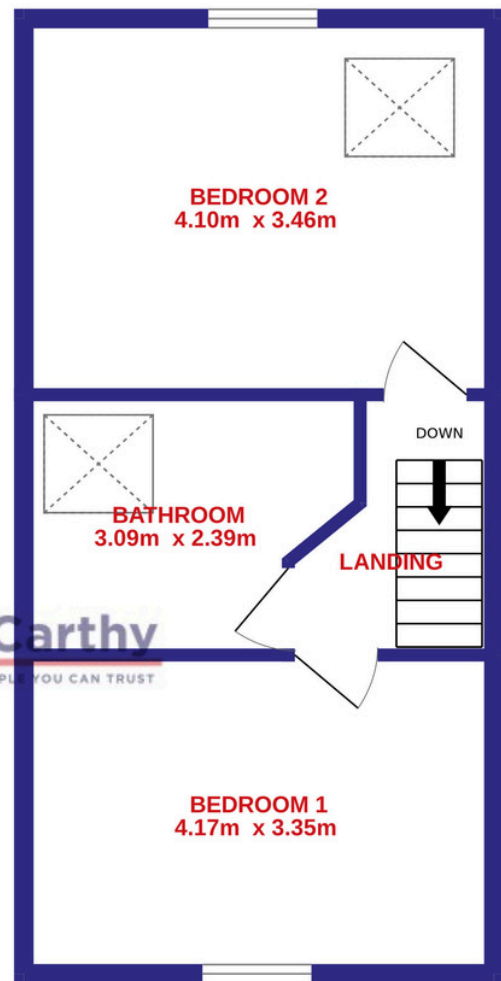


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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| GARDENS AND EXTERIOR



The front of the property is fully enclosed and has a concrete driveway that can accommodate off street parking for two/three vehicles. There is a footpath leading up to the front door and a maintenance-free front garden with gravelled areas.

The rear of the property is fully enclosed to all sides with block-built walls. The area is maintenance-free and offers a large patio area and a garden laid to lawn with artificial grass. There is a large concrete shed side ideal for storage use, and a side gate.

| DIRECTIONS

Please see Eircode T23 V32P for directions.



| ALL ENQUIRIES TO:



Michael Downey B.Comm, MIPAV, QFA
087 7777117
michael@eracork.ie



Caroline Downey BA, MSc, MIPAV MMCEPI
083 0255433
caroline@eracork.ie



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