

Ard Mhuire, 11 Marian Park, Pouladuff Road, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superbly located and well-maintained three bedroom semi-detached property in an quiet residential area in Marian Park on Pouladuff Road. The property offers a spacious and enclosed rear garden, a mature location, and is within close proximity to Cork city centre, The Lough and UCC.

Accommodation consists of reception hallway, living room, kitchen, and the main bathroom on the ground floor. Upstairs the property offers three spacious bedrooms.

AMV: €375,000



60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 73.08 Sq. M. / 787 Sq. Ft.
- Built in 1955
- BER F
- Gas fired central heating
- Double glazed PVC windows
- Newly fitted carpet flooring
- Three bedrooms
- Superb location within a quiet cul-de-sac
- Spacious, enclosed rear garden

| RECEPTION HALLWAY

4.87m x 1.76m (15'9" x 5'7")

A tiled step leads to a PVC door with glass panelling, allowing access to the reception hallway. This welcoming hallway has high quality vinyl flooring, one centre light piece, neutral décor, one window to the front, a door to the side of the property, one smoke detector, and one radiator.



| LIVING ROOM

3.76m x 3.87m (12'3" x 12'6")

The main living room has one window to the front of the property, new carpet flooring, attractive neutral décor, a feature marble fireplace, built-in display and storage units, one centre light piece, one radiator, and three power points.



| KITCHEN

2.39m x 3.88m (7'8" x 12'7")

The kitchen features fitted units at eye and floor level in an L-shape with laminate worktop counter and tile splashback. The kitchen includes a ceramic sink, space for an oven, plumbing for a washing machine, and four power points. The room has vinyl flooring, one window overlooking the rear garden, one centre light piece, one radiator, and neutral décor.



| MAIN BATHROOM

2.36m x 1.75m (7'7" x 5'7")

Located on the ground floor, the bathroom features a three piece suite including a shower cubicle incorporating a Mira Elite electric shower. The room has floor and wall tiling, one frosted window to the side of the property, one centre light piece, and one radiator.



| STAIRS AND LANDING

0.93m x 2.7m (3'0" x 8'8")

The stairs and landing are fitted with new carpet flooring throughout. The landing has one centre light piece, neutral décor, one window to the side of the property, and access to the attic.



| BEDROOM 1

2.86m x 4.74m (9'3" x 15'5")

This superb and spacious main bedroom has three windows overlooking the front of the property, flooding the area with extensive natural light. The room has carpet flooring, attractive neutral décor, one centre light piece, one radiator, a fireplace, and two power points. There is also access to the gas boiler here.



| BEDROOM 2

3.31m x 3.08m (10'8" x 10'1")

Another spacious double bedroom has two windows to the rear, carpet flooring, attractive neutral décor, one centre light piece, one radiator, access to the hot press, and one power point.



| BEDROOM 3

2.29m x 2.61m (7'5" x 8'5")

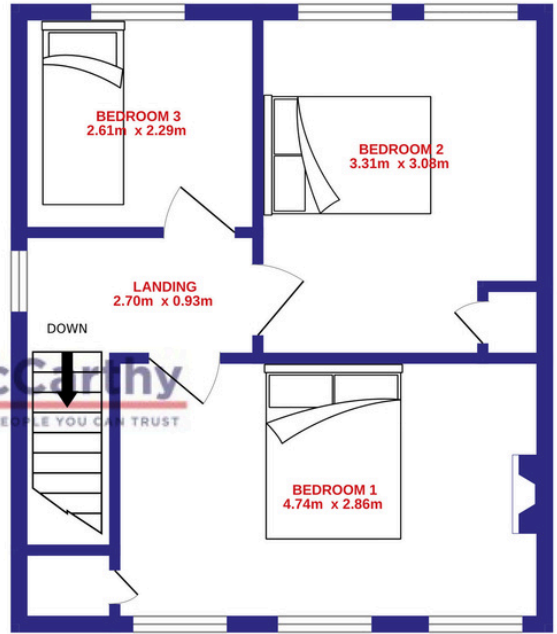
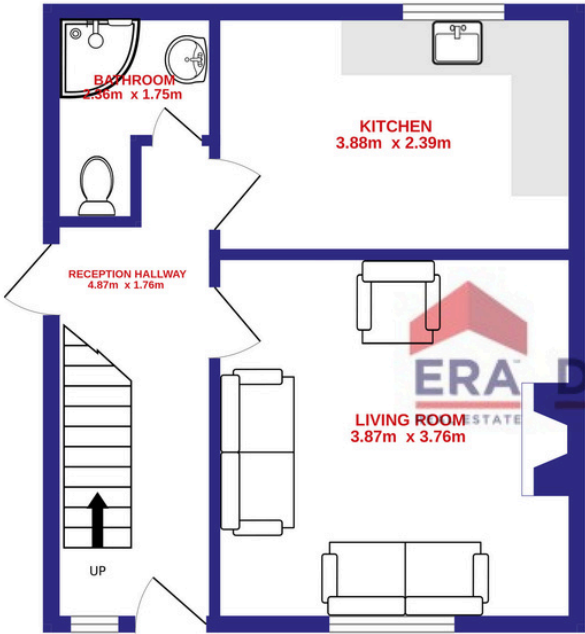
This single bedroom has one window to the rear, carpet flooring, attractive neutral décor, one centre light piece, one radiator, and three power points.



| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



| GARDENS AND EXTERIOR



The front of the property has a spacious driveway to accommodate off street parking. There is a garden area which is laid to lawn and surrounded by mature hedging, trees, and shrubbery.

A secure side gate allows access to the rear.

The rear of the property boasts a superb and fully enclosed garden. The area is bordered by block-built walls and mature trees and hedging, offering a high level of privacy.

| DIRECTIONS

Please see Eircode T12 ER2V for directions.



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