

## Neidin, Assumption Road, Cork



Angela Jordan of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented and conveniently located two bedroom detached home on Assumption Road, Cork. Full of charm and character, this beautifully maintained home combines attractive original features with comfortable modern living, all while being within easy reach of a host of local amenities. Ideally positioned, the home offers bright and spacious accommodation throughout, complemented by high quality finishes, and the added benefit of a garage/workshop area to the rear.

Accommodation consists of entrance porch, reception hallway, living room, kitchen/dining room, two spacious double bedrooms, and the main family bathroom. There is also access to a garage/workshop to the rear.

**AMV: €295,000**

**BER E2**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 89 Sq. M. / 958 Sq. Ft.
- Built in 1940
- BER E2
- Oil fired central heating
- Double glazed PVC windows
- Attractive finishes throughout
- Two double bedrooms
- Modern fitted kitchen
- Large garage/workshop to the rear
- Mature residential location close to a host of amenities including local parks, shops, bars, restaurants, pharmacy, pitch & putt club, shopping centres
- 15 minutes' walk to Cork city centre
- Easy access to the N20 road network
- Ideal first time buy

## | ENTRANCE PORCH

1.76m x 1.97m (5'7" x 6'4")

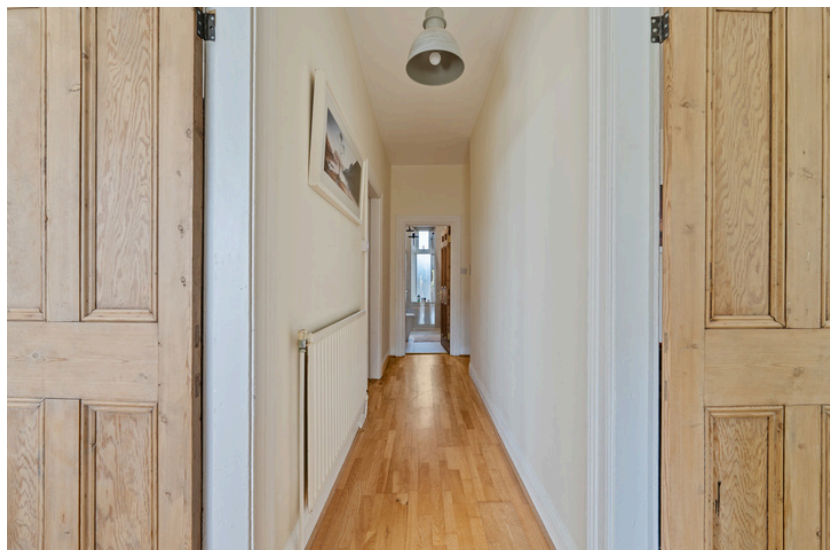
The dual aspect entrance porch features painted concrete flooring, one centre light piece, and windows to the front and sides, allowing for excellent natural light. A beautiful original stripped-back entrance door with decorative leaded glass panels provides access to the main house, complemented by a charming frosted glass nameplate feature.



## | RECEPTION HALLWAY

5.85m x 1.04m (19'1" x 3'4")

The welcoming reception hallway has solid wood flooring, one large radiator, one centre light piece, and neutral décor.



## | LIVING ROOM

5.55m x 3.28m (18'2" x 10'7")

Located to the right of the reception hallway is the living room, accessed via an attractive stripped pine solid wood door. This bright living room has a feature bay window to the front of the property, superb open fireplace, solid wood flooring, one centre light piece, four power points, and the connectivity point for fibre broadband.



## | KITCHEN/DINING ROOM

8.68m x 3.36m (28'4" x 11'0")

The dining room features a continuation of solid wood flooring, attractive neutral décor, and benefits from built-in storage units along with a fitted solid fuel stove. Additional features include one large radiator, two pendant light fittings, and a carbon monoxide alarm. An open arch allows access to the kitchen.



The bright and spacious kitchen features modern fitted units at eye and floor level in an L-shape with extensive worktop counter and tile splashback. The room has tile flooring, attractive décor, and one light piece. The kitchen includes a stainless steel sink, space for a freestanding oven with integrated extractor fan overhead, plumbing for a washing machine, and plumbing for a dishwasher. The dual aspect room is well lit with windows overlooking the sides of the property and there is one radiator as well as access to the controls for the oil fired heating system. A door allows access to the large garage/workshop area.



## | **BEDROOM 1**

4.35m x 3.32m (14'2" x 10'8")

This spacious double bedroom has a feature bay window to the front of the property. The room has attractive neutral décor and retains an original Art Deco-style fireplace, currently closed off, in keeping with the home's 1940s origins. Additional features include solid wood flooring, one radiator, one centre light piece, and two power points.



## | **BEDROOM 2**

3.6m x 2.79m (11'8" x 9'1")

Another generous sized double bedroom has one window to the rear, solid wood flooring, one radiator, feature fireplace, neutral décor, one centre light piece, and two power points.



## | **BATHROOM**

2.43m x 1.5m (7'9" x 4'9")

A newly refurbished bathroom features a three piece suite including a walk-in shower cubicle incorporating a Triton electric shower. The room has attractive tiling throughout, one centre light piece, one frosted window, vanity unit, storage space, one air vent, and a heated towel rail.



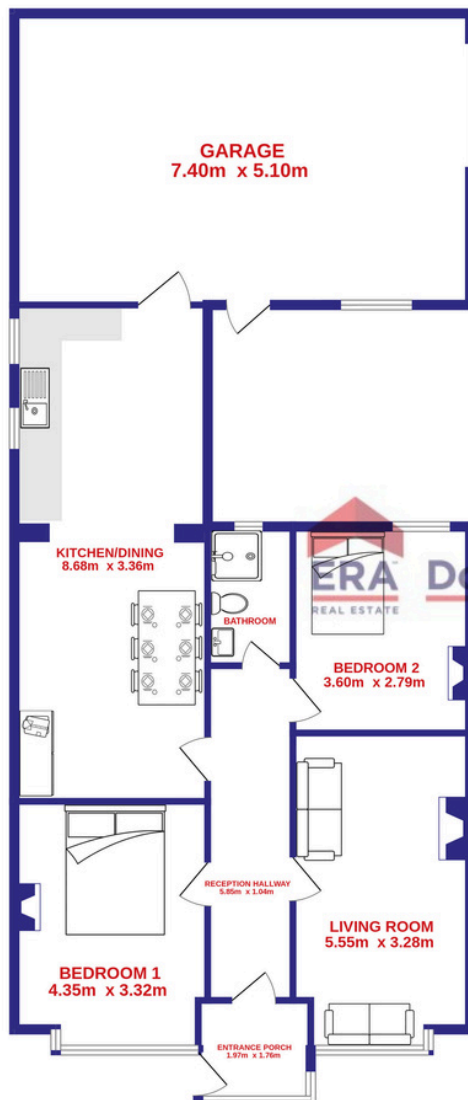
## | GARAGE

5.1m x 7.4m (16'7" x 24'2")

To the rear of the property, there is access to a garage which opens onto the side street and offers secure off street parking if required. The area provides space for a vehicle while still accommodating a workshop or additional storage. The garage has fluorescent lighting, access to the fuse board, and two power points.



## | FLOOR PLAN



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TOTAL FLOOR AREA : 89.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## | GARDENS AND EXTERIOR

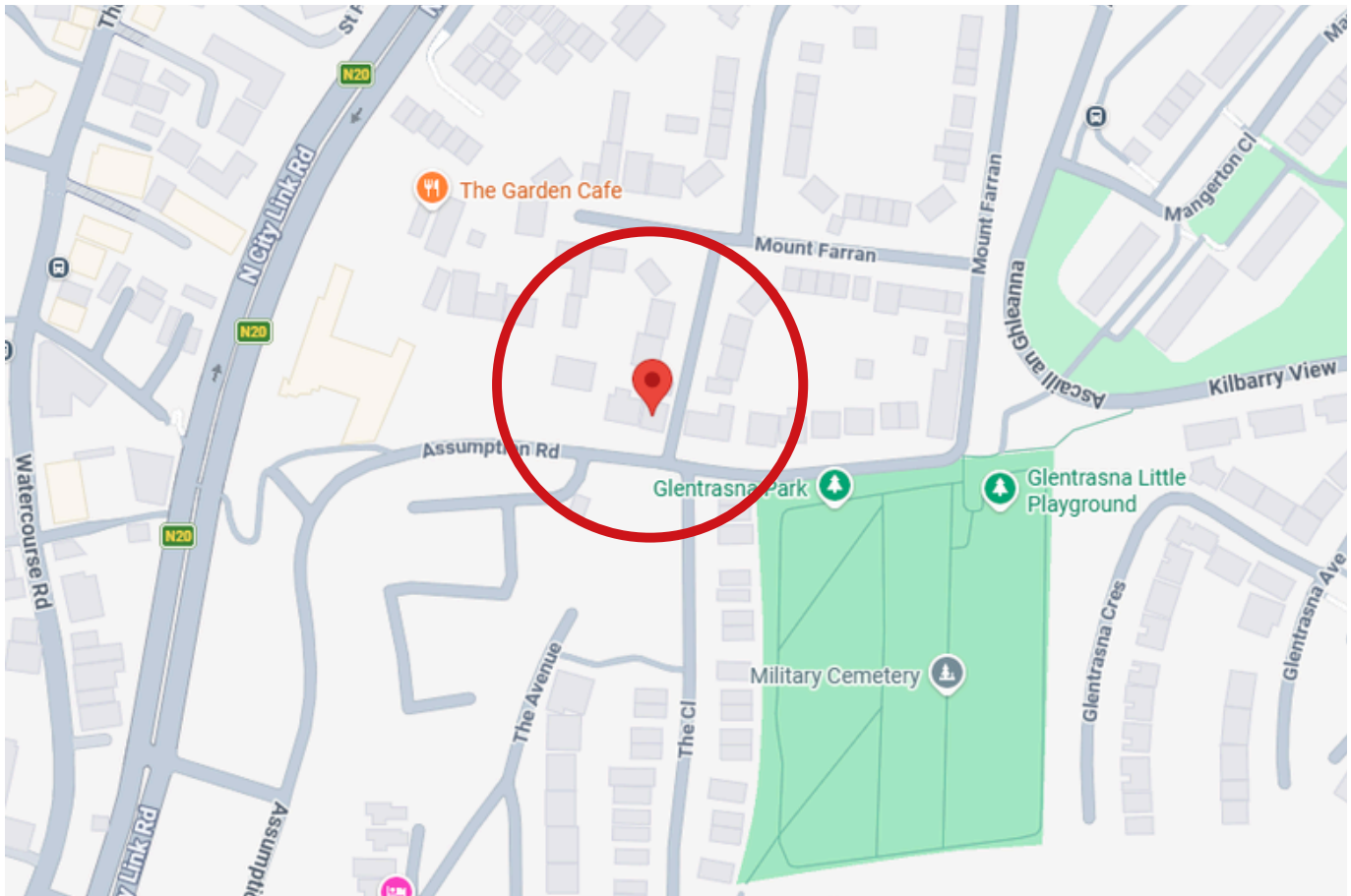


To the front of the property, a cast iron gate opens onto a pathway leading to the house. The front garden is bordered by mature hedging and features lawn areas on either side of the pathway, which extends along and provides access to the porch.

The rear of the property is fully enclosed and maintenance free. A door from here allows access to the garage/workshop.

## | DIRECTIONS

Please see Eircode T23 D3T2 for directions.



## | ALL ENQUIRIES TO:

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