

50 Knockfree Avenue, Fairhill, Cork



ERA Downey McCarthy Auctioneers are delighted to be appointed to present to the market this fine three bedroom mid-terraced property in the popular residential area of Knockfree Avenue, Fairhill. While in need of some renovation and modernisation, the property benefits from its convenient location, only 2.2 Kms from Cork City Centre and close to a host of amenities including primary and secondary schools, supermarkets, gym and Apple Ireland HQ (2.7 km).

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

AMV: €200,000

BER D2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 101.33 Sq. M. / 1,091 Sq. Ft.
- Built in 1960's approx.
- BER D2
- Natural gas fired central heating
- Three bedrooms
- Driveway to the front provides off street parking
- Walking distance to local amenities including schools, supermarket, cafes, shops, gym
- Close to Apple Ireland HQ
- On the 201 and 203 bus routes
- Ideal first time buy

| PORCH

0.66m x 1.5m (2'1" x 4'9")

A sliding door allows access to the porch area which has tile flooring, centre light fitting and a teak door with centre glass panelling allowing access into the main reception hallway.

| RECEPTION HALLWAY

4.52m x 1.76m (14'8" x 5'7")

The hallway has timber flooring, radiator, recessed spot lighting, smoke alarm and electrical service board.



| LIVING ROOM

4.6m x 3.33m (15'0" x 10'9")

The living room has one large window to the front of the property, allowing extensive natural light to fill the area. There is timber flooring, a gas fireplace, recessed spot lighting and one radiator.



| KITCHEN/DINING

5.33m x 5.3m (17'4" x 17'3")

The kitchen area has vinyl flooring, fitted units at eye and floor level, space for an oven/hob/extractor fan, plumbing for a washing machine, a stainless steel sink and a window to the rear. The dining area has one large radiator, centre light fitting and a door to the rear garden.



| STAIRS AND LANDING

3.12m x 3.3m (10'2" x 10'8")

The landing area has original wooden flooring and an access hatch to the attic.



| BEDROOM 1

2.89m x 4.36m (9'4" x 14'3")

This large double bedroom has laminate timber flooring, two windows overlooking the rear, centre light fitting, large radiator.



| BEDROOM 2

3.8m x 3.2m (12'4" x 10'4")

Another spacious double bedroom has laminate timber flooring, two windows overlooking the front, centre light fitting, radiator and some built-in storage units.



| **BEDROOM 3**

2.58m x 3.28m (8'4" x 10'7")

This single bedroom has laminate timber flooring, one window to the front of the property, centre light fitting and radiator.



| **BATHROOM**

2.43m x 2.16m (7'9" x 7'0")

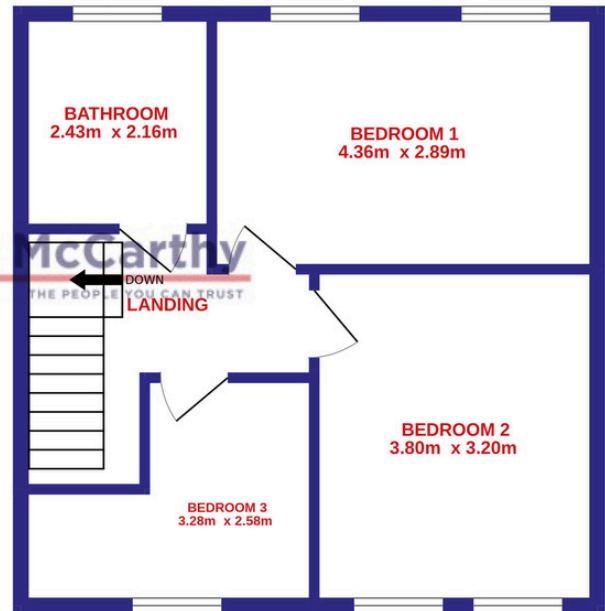
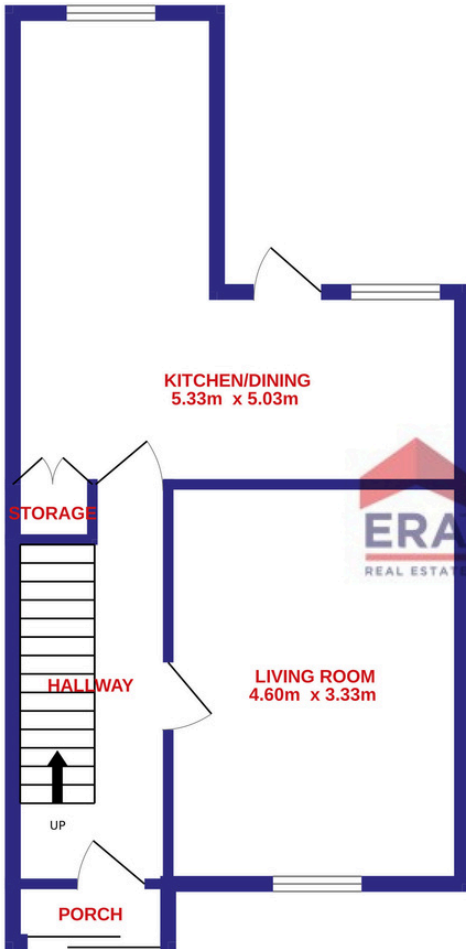
The bathroom features a three piece suite, floor and wall tiling, one radiator, one centre light fitting and a frosted window to the rear. This room also houses the gas boiler.



| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



ERA Downey McCarthy
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| DIRECTIONS

Please see Eircode T23 V9X4 for directions.



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