

10 St. Philomena's Road, Gurrabraher, Cork



ERA Downey McCarthy Auctioneers are delighted to launch to the market this well-presented and spacious, two bedroom, terraced property situated on St. Philomena's Road, just off Cathedral Road in Gurrabraher, Cork City. The property benefits from the conversion of the third bedroom upstairs into a very convenient first floor bathroom. With an extension to the rear providing extra space for a kitchen, private parking off the street and a south-west facing rear aspect, St Philomena's is going to prove to be a very popular property due to its close proximity to the city centre (1.8kms), the 202 Bus Route and easy access to Apple HQ in Hollyhill.

AMV: €225,000

BER D1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 75.7 Sq. M. / 815 Sq. Ft.
- Built in 1940 approx.
- BER D1
- Open plan living room
- Kitchen extension to the back
- Covered area to the rear
- Outside utility space
- Two bedrooms upstairs
- Fully enclosed rear garden
- Fine shed at the back
- Spacious driveway providing off street parking
- Close proximity to Cork city centre and Apple HQ
- 10 minutes' walk to Cork city centre
- On the 202 and 202A bus route

| RECEPTION HALLWAY

2.39m x 2.07m (7'8" x 6'7")

A solid teak door with centre glass panelling allows access into the main reception hallway. The hallway has high quality timber flooring, attractive neutral décor, a frosted window to the front of the property, centre light fitting, radiator, an electrical service board, alarm point, and a smoke alarm.



| LIVING ROOM

6.46m x 4.66m (21'1" x 15'2")

This open plan and most spacious living room has one window to the front of the property, allowing extensive natural light to fill the area. There is high quality timber flooring along with attractive timber paneled ceilings throughout. A feature fireplace with stove insert, centre light fitting, a built-in display unit, access to under stair storage, two radiators and wall-mounted light fittings.



| KITCHEN/DINING

2.95m x 4.66m (9'6" x 15'2")

The kitchen/dining area is an extension to the rear of the original house. It has solid fitted units at eye and floor level with an extensive worktop counter and tile splashback, two light fittings, neutral décor, and space for a dining table. There are two Velux windows, one window overlooking the rear garden and a sliding glass door allowing access to same. The kitchen includes a stainless steel sink, plumbing for a dishwasher, and space for an oven/hob/extractor fan.



| STAIRS AND LANDING

0.89m x 2.09m (2'9" x 6'8")

The stairs and landing areas are fully carpeted throughout. The landing has one centre light fitting, a smoke alarm, and neutral décor.



| BEDROOM 1

2.65m x 3.88m (8'6" x 12'7")

This spacious double bedroom has one window overlooking the front of the property, laminate flooring, one radiator, one centre light fitting, neutral décor, storage space, and power points throughout.



| BEDROOM 2

3.72m x 2.48m (12'2" x 8'1")

Another double bedroom has one window to the rear of the property, laminate flooring, radiator, centre light fitting, neutral décor, built-in units for storage, and power points throughout.



| BATHROOM

2.66m x 2.08m (8'7" x 6'8")

Formerly the third bedroom, now a spacious bathroom featuring a three piece suite including a built-in shower cubicle incorporating a Mira QT electric shower, one window to the rear, attractive floor and wall tiling, radiator, recessed spot lighting, and an access hatch to the attic.

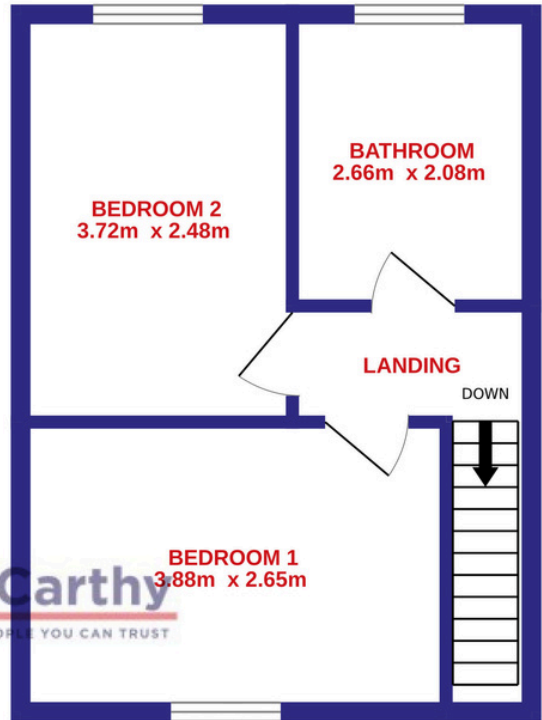


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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| GARDENS AND EXTERIOR

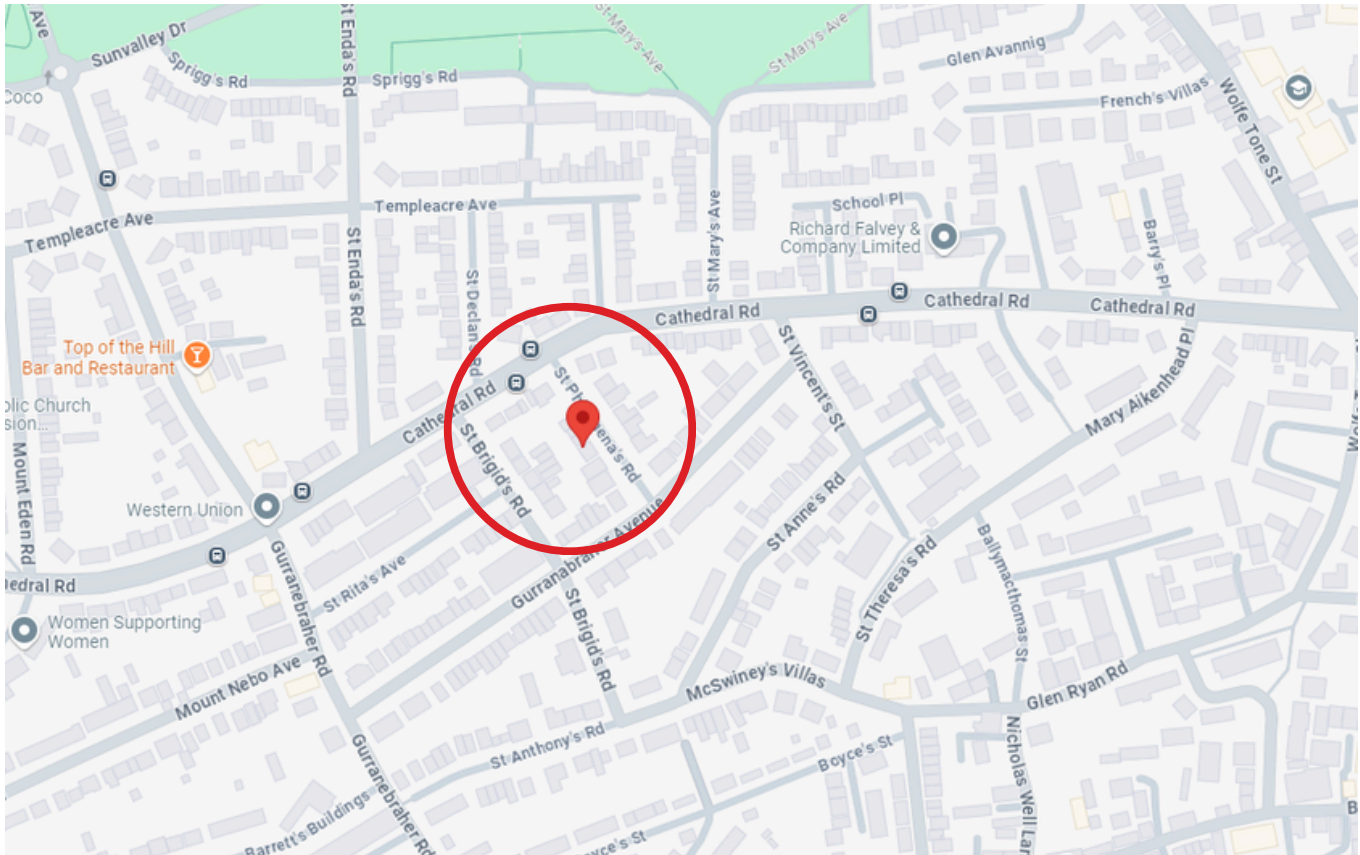


The front of the property is maintenance free and offers off street parking for one vehicle.

The rear of the property has a very handy covered area, ideal for utilities/laundry, a storage unit to the side which is also plumbed for a washing machine. The rear of the property is fully enclosed and has a maintenance free patio area, and a large steel shed.

| DIRECTIONS

Please see Eircode T23 PHD8 for directions.



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