

6 Killeens Place, Farranree, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented three bedroom terraced property, in this mature and convenient location close to Blackpool Shopping & Commercial centres, Apple Ireland HQ and the city centre. The property benefits from its positioning on a large site with obvious future potential to extend subject to FPP. Internally the property has been tastefully decorated by its current owner and enjoys an attractive warm colour palette.



AMV: €245,000

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 79.3 Sq. M. / 843 Sq. Ft.
- Gas fired central heating
- Recently installed double glazed PVC windows
- Tasteful internal décor
- Three spacious bedrooms
- Superb enclosed rear garden
- Off street parking for one car
- Walking distance to Blackpool Retail Park and amenities including schools, church, leisure centre/gym, shops and supermarket
- Mature residential area
- Easy access to N20 road network
- Located on the 201 and 203 bus routes

| PORCH

A sliding door allows access to a porch area which has a tile instep, and a timber door with glass panelling allowing access to the main reception hallway.

| RECEPTION HALLWAY

4.97m x 2.29m (16'3" x 7'5")

The hallway features attractive décor with high quality walnut laminate timber flooring, recessed spot lighting, and extensive under stair storage. The area has four power points, one radiator, one alarm control point, and a thermostat control for the heating.



| LIVING ROOM

3.86m x 3.6m (12'6" x 11'8")

A superb main living room has one window to the front of the property including a Venetian blind, a curtain rail and curtains. The room has high quality carpet flooring and attractive décor. There is one centre light piece, a solid fuel stove, one large radiator, six power points, and one telephone point.



| KITCHEN/DINING

2.55m x 3.16m (8'3" x 10'3")

The kitchen features modern, hand-painted fitted units in a grey colour scheme at eye and floor level with attractive subway tile splashback and extensive worktop counter. The kitchen has walnut laminate timber flooring, one window to the rear with a Venetian blind, and a PVC door with glass panelling allows access to the rear garden. The kitchen includes an integrated oven/hob/extractor fan, a stainless steel sink, plumbing for a washing machine, one radiator, one centre light piece, nine power points, and dining space.



| SHOWER ROOM

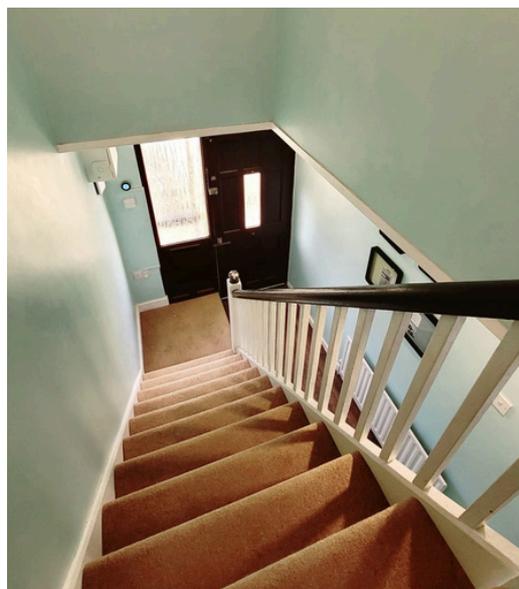
1.43m x 2.29m (4'6" x 7'5")

The shower room features a three piece suite including a corner shower area incorporating a Mira Sport electric shower. The room is finished with floor and wall tiling, two windows to the rear, one centre light piece, and one radiator.



| STAIRS AND LANDING

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one centre light piece, and a Stira staircase allowing access to the attic.



| BEDROOM 1

2.88m x 5m (9'4" x 16'4")

A spacious double bedroom has three windows to the front of the property, all including Venetian blinds, curtain rails and curtains, flooding the area with natural light. The room has carpet flooring, an attractive colour scheme and a decorative open fireplace. There is one centre light piece, one radiator, four power points, and two telephone points. A door allows access to a walk-in storage area which has shelving and the gas boiler.



| BEDROOM 2

3.6m x 3.38m (11'8" x 11'0")

A spacious double bedroom has one window to the rear of the property, offering superb views over the surrounding countryside. The room has carpet flooring, one radiator, one centre light piece, and four power points.



BEDROOM 3

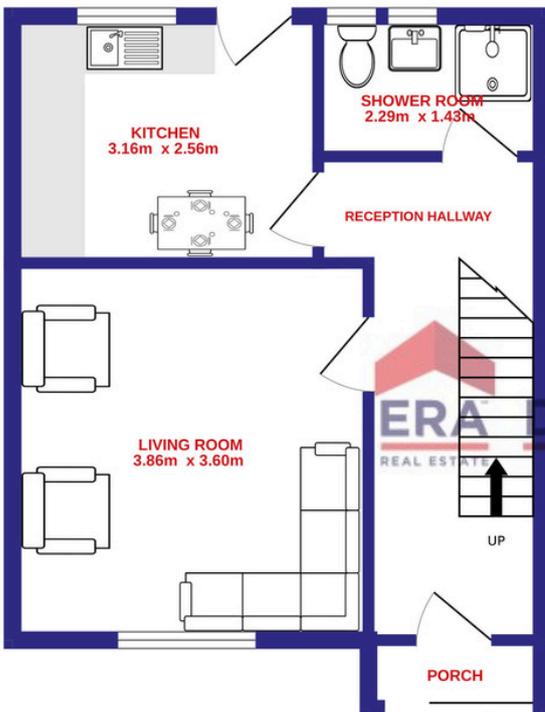
2.6m x 2.76m (8'5" x 9'0")

A large single bedroom has one window to the rear of the property, including a Venetian blind, a curtain rail and curtains. The room has carpet flooring, one large radiator, one centre light piece, and two power points.

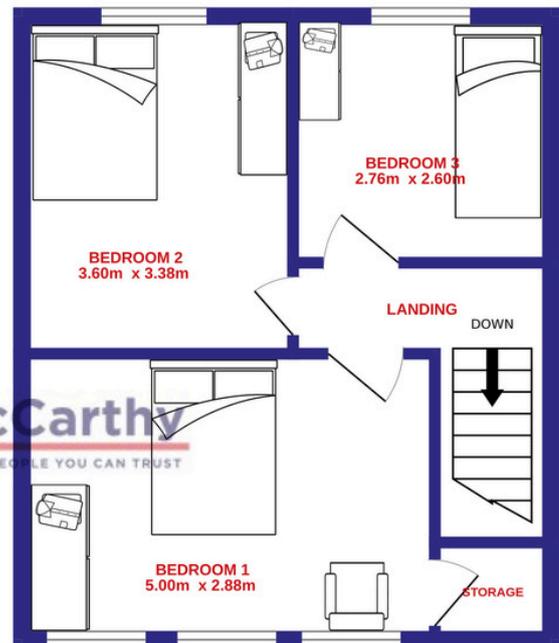


FLOOR PLAN

GROUND FLOOR

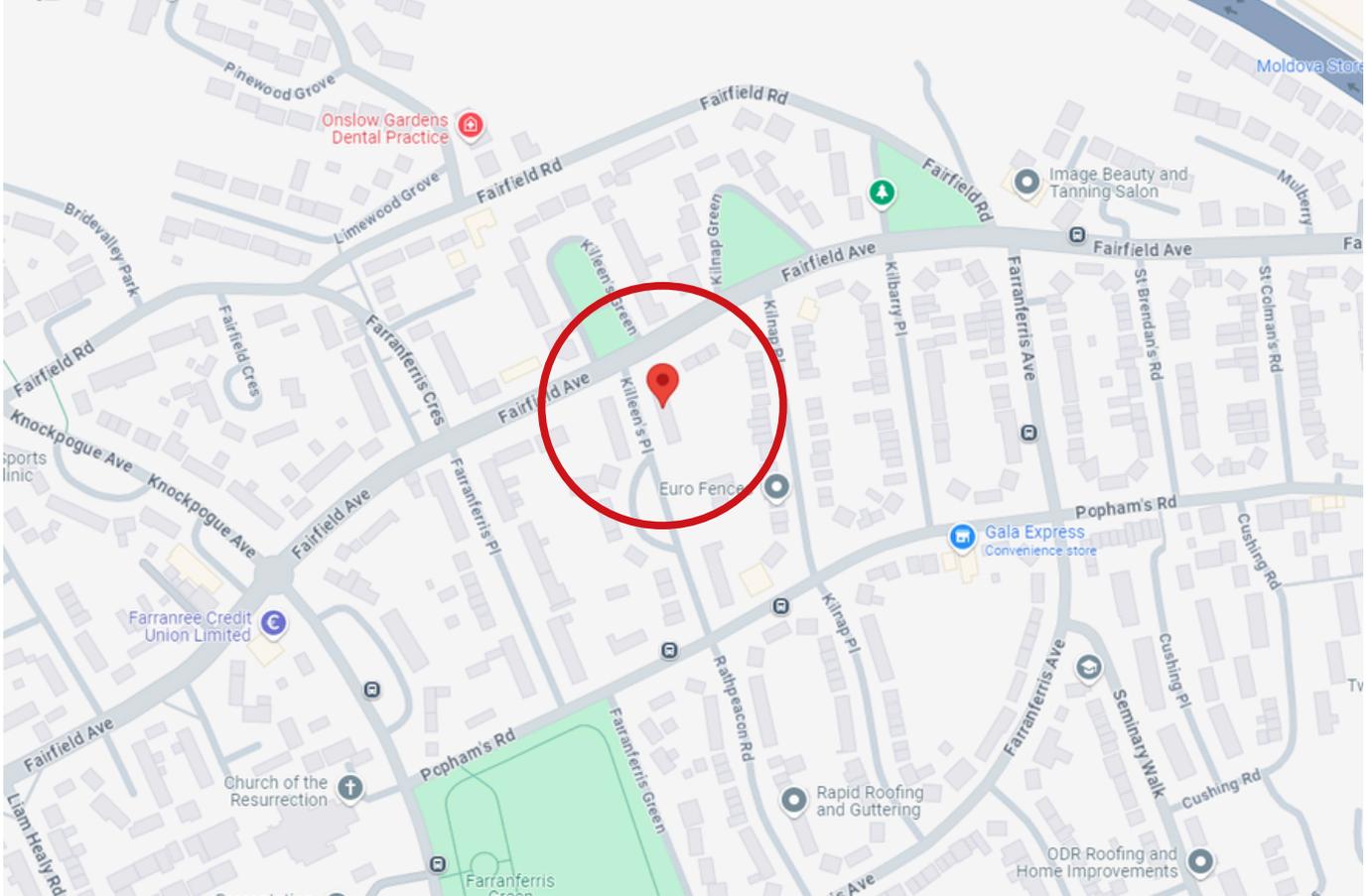


1ST FLOOR



| DIRECTIONS

Please see Eircode T23 A7D8 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy

THE PEOPLE YOU CAN TRUST

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