

## 41 St. Rita's Avenue, Gurrabraher, Cork



ERA Downey McCarthy Auctioneers are delighted to launch to the market this spectacular, ultra modern two bedroom end of terrace townhouse, situated on St. Rita's Avenue in Gurrabraher. The property is a new build, only 6 years old, it is highly energy efficient (B2), and it is presented in 'show house' condition. No. 41 benefits from its large corner site, in a popular location just off Cathedral Road, and it's close proximity to the city centre, and easy access to Apple HQ in Hollyhill.

Accommodation consists of reception hallway, beautiful open plan kitchen/dining/living area and guest bathroom on the ground floor. Upstairs the property offers two large double bedrooms and a superbly appointed the main bathroom.

**AMV: €295,000**

**BER B2**

**60 South Mall, Cork.**

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PSRA No. 002584

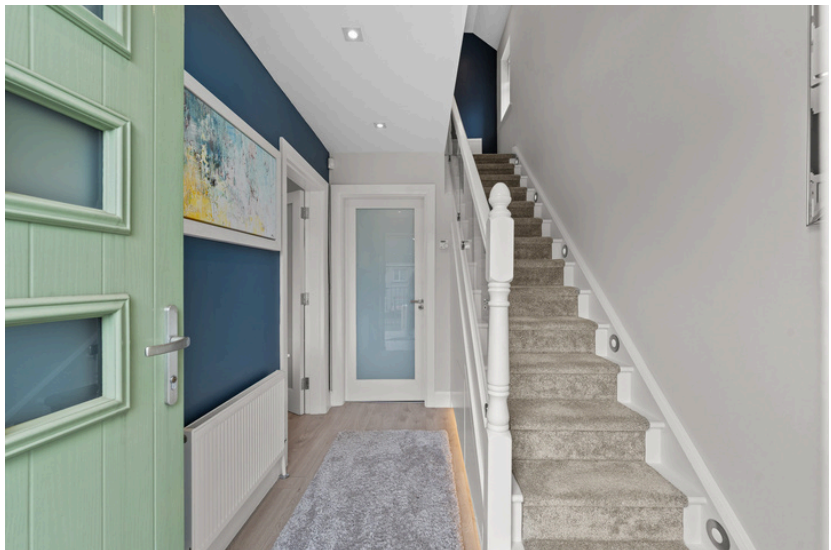
## | FEATURES

- Turnkey condition throughout
- Approx. 73 Sq. M. / 786 Sq. Ft.
- Built in 2019
- BER B2 – Qualifying the property for Green Mortgage Interest Rates
- Natural gas fired central heating
- Beautifully presented
- Two spacious double bedrooms upstairs
- Two bathrooms
- CCTV system
- Sound system upstairs
- Burglar alarm installed
- External lighting with remote access
- Fully enclosed rear garden
- Private off street parking space
- Close proximity to Cork city centre and Apple HQ
- On the 202 and 202A bus route

## | RECEPTION HALLWAY

3.26m x 2.07m (10'6" x 6'7")

A high quality composite material front door with centre glass panelling allows access into the main reception hallway. The beautifully finished hallway has high quality timber flooring, attractive neutral décor, recessed spot lighting, radiator, under stair storage, and an alarm control point.



## | GUEST W.C

1.35m x 2.02m (4'4" x 6'6")

The well-appointed guest w.c features a two piece suite, a frosted window to the side of the property, fully tiled walls and floors, centre light fitting, radiator, towel rail and attractive neutral décor .





## | OPEN PLAN KITCHEN/DINING/LIVING

8.21m x 4.78m (26'9" x 15'6")

This spectacular and spacious area is dual aspect with one large window to the front of the property, one window to the rear, and double glass doors allowing access to the rear garden. The living area is quite spacious with ample room for a suite of furniture, there is high quality timber flooring, a radiator and a decorative electric fireplace.



The kitchen/dining area has fitted units at eye and floor level with an extensive worktop counter and tile splashback, feature island unit, storage space, stainless steel sink, plumbing for a dishwasher, built-in fridge freezer, oven/hob/extractor fan, built-in microwave, two light fittings, one large radiator, recessed spot lighting and attractive décor,.



## | STAIRS AND LANDING

1.53m x 2.27m (5'0" x 7'4")

The stairs has a carpet runner which leads to the fully carpeted first floor landing area. The landing has one window to the side, recessed spot lighting and a radiator.



## **BEDROOM 1**

4.08m x 4.81m (13'3" x 15'7")

This large double bedroom has two windows overlooking the front of the property, high quality carpet flooring, built-in wardrobe units, attractive décor, recessed spot lighting, a Stira staircase to the attic, a large radiator, and power points throughout. The gas boiler is also housed in a press within this room.



## **BEDROOM 2**

3.6m x 2.65m (11'8" x 8'6")

Another spacious double bedroom that has one window to the rear of the property, high quality carpet flooring, one radiator, ample power points, recessed spot lighting, built-in wardrobe units and attractive neutral décor,



## **MAIN BATHROOM**

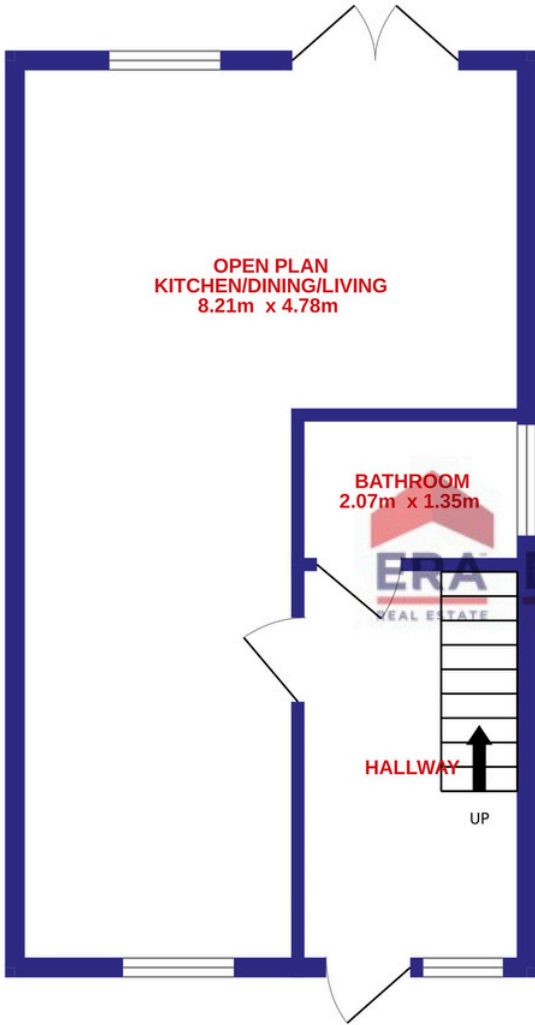
2.52m x 2.04m (8'2" x 6'6")

The main bathroom features a built-in shower cubicle incorporating a power shower off the mains, a frosted window to the rear, fully tiled walls and floors, recessed spot lighting, a heated towel rail, and high quality décor.

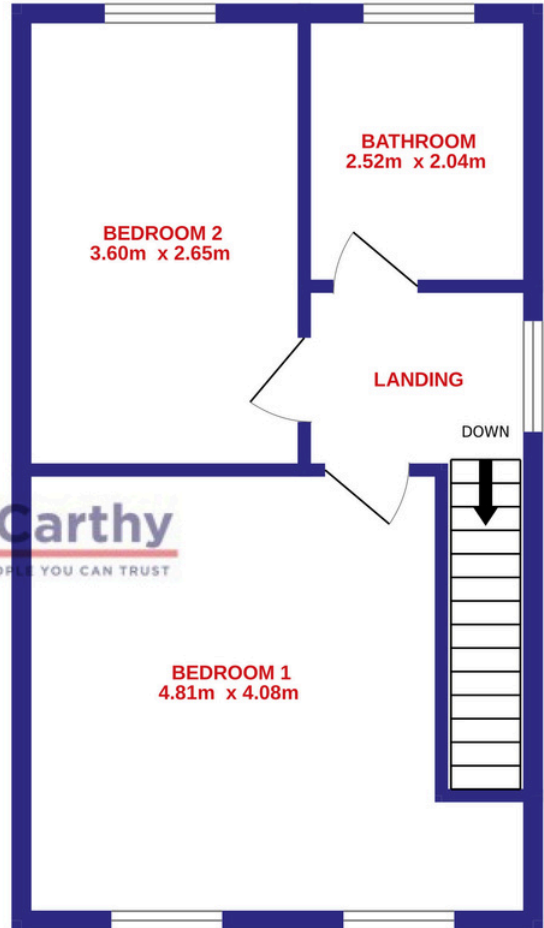


# | FLOOR PLAN

GROUND FLOOR



1ST FLOOR



**ERA Downey McCarthy**  
REAL ESTATE THE PEOPLE YOU CAN TRUST



## | GARDENS AND EXTERIOR

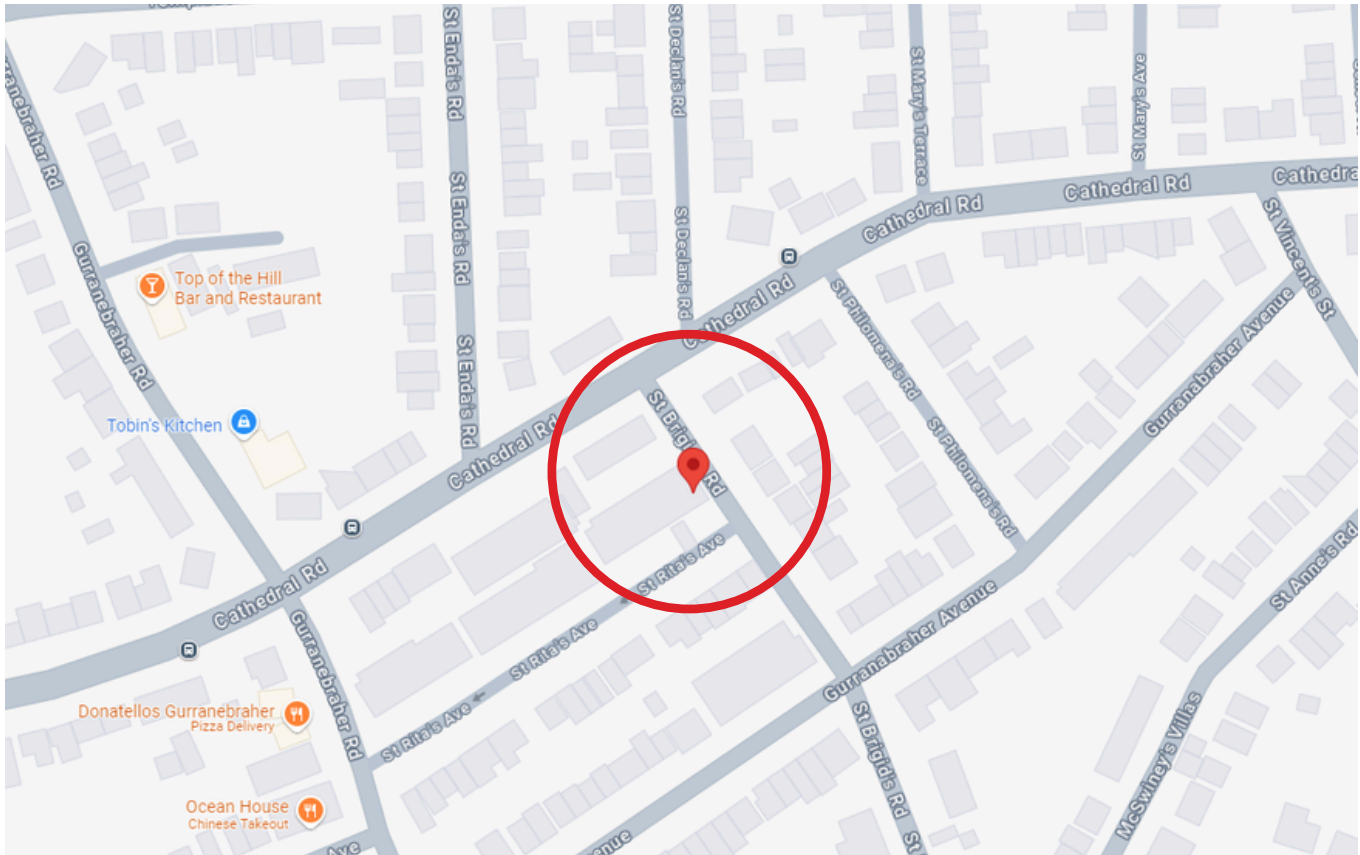


The front of the property is fully enclosed and maintenance free, and offers off street parking for one vehicle.

The rear of the property fully enclosed, maintenance free, and there is a large shed which is ideal for storage and and this shed also has plumbing for a washing machine, and space for a dryer .

## | DIRECTIONS

Please see Eircode T23 EK6C for directions.



## | ALL ENQUIRIES TO:



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