

## 8 Orrery Road, Gurrabraher, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this well-positioned, three bedroom, end of terrace property which is excellently presented throughout. The property offers a superb south facing aspect to the front with fantastic uninterrupted views across Cork city and the southside suburbs from its prominent elevated site.

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

**AMV: €245,000**

**BER E1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 71.41 Sq. M. / 769 Sq. Ft.
- Built in 1940
- BER E1
- Double glazed PVC windows
- Gas fired central heating
- Modern gas boiler
- Panoramic views over Cork city centre from an elevated site
- Recently reroofed
- Highly desirable residential location
- Close proximity to Apple Ireland Hollyhill
- Located close to all amenities including regular bus routes
- South facing aspect to the front

## | RECEPTION HALLWAY

1.3m x 1.91m (4'2" x 6'2")

A composite door with attractive stain glass centre panelling and top fan light allows access to the reception hallway. The hallway features tile flooring, and one centre light piece.



## | LIVING ROOM

4.77m x 3.87m (15'6" x 12'6")

The superb main living room has a large window to the front of the property offering breath-taking views over Cork city from this prominent elevated site. The room features high quality carpet flooring, an impressive open fireplace with electric insert and an attractive colour palette. There is one feature centre light piece, one large radiator, six power points, one telephone point, and under stair storage.





## | KITCHEN/DINING

2.73m x 4.85m (8'9" x 15'9")

The large kitchen/dining area features modern fitted units at eye and floor level in an L-shape with an extensive worktop counter space. The room has vinyl floor covering, two windows to the rear of the property with net blinds, and a PVC door with glass panelling allowing access to the rear garden. The kitchen includes space for an oven and fridge/freezer and plumbing for a washing machine. The room has two light pieces, one large radiator, and extensive dining space. A door from here allows access to a shower room.



## | SHOWER ROOM

3.6m x 1.42m (11'8" x 4'6")

The shower room features a three piece suite, including a large corner shower area incorporating a Mira Sport electric shower. The room has tile flooring, PVC panelling to the walls and ceiling and one window to the side of the property. There are two light pieces, one wall-mounted light piece, integrated storage under the sink, and a stainless steel heated towel rail. The gas boiler is housed within this room.



## | STAIRS AND LANDING

The stairs and landing are fitted with carpet flooring. At the top of the landing there is one centre light piece, and an access hatch to the attic.



## | BEDROOM 1

2.87m x 4.84m (9'4" x 15'8")

A spectacular main bedroom has two windows to the front of the property perfectly framing the picture perfect views of Cork city centre and the southside suburbs. The room has carpet flooring, built-in storage units, one centre light piece, one radiator, and two power points.



## | BEDROOM 2

3.71m x 2.58m (12'1" x 8'4")

A spacious double bedroom has one window to the rear property. There is carpet flooring, impressive built-in units from floor to ceiling, one radiator, one centre light piece, and two power points.





## BEDROOM 3

2.72m x 2.14m (8'9" x 7'0")

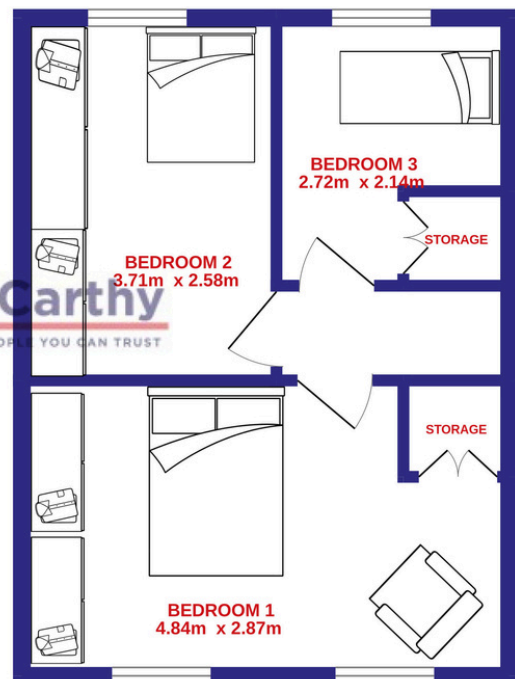
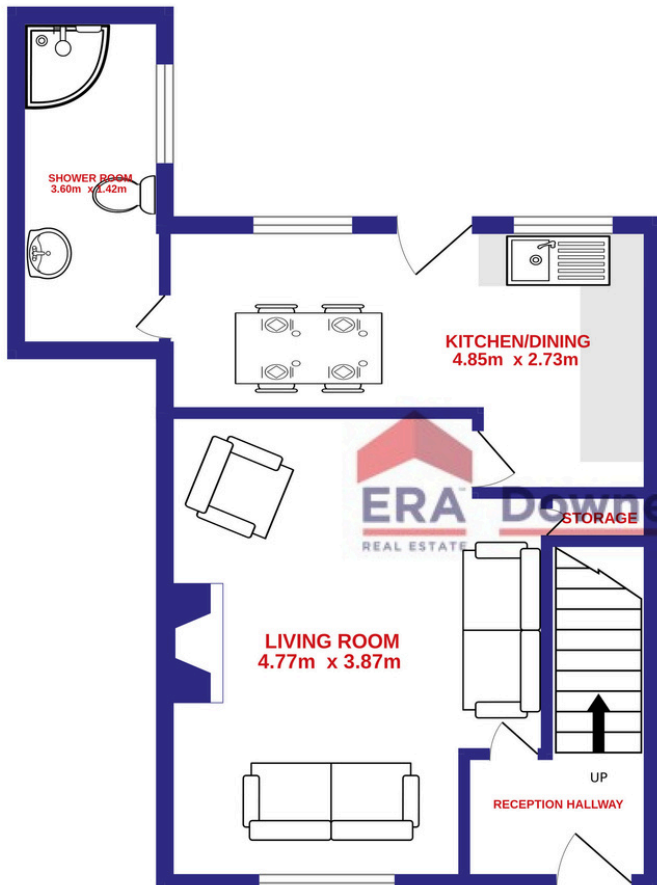
This generous single bedroom has one window to the rear of the property including a net blind. The room has carpet flooring, built-in units from floor to ceiling, one radiator, one centre light piece, and three power points.



## FLOOR PLAN

GROUND FLOOR

1ST FLOOR





## | GARDENS AND EXTERIOR



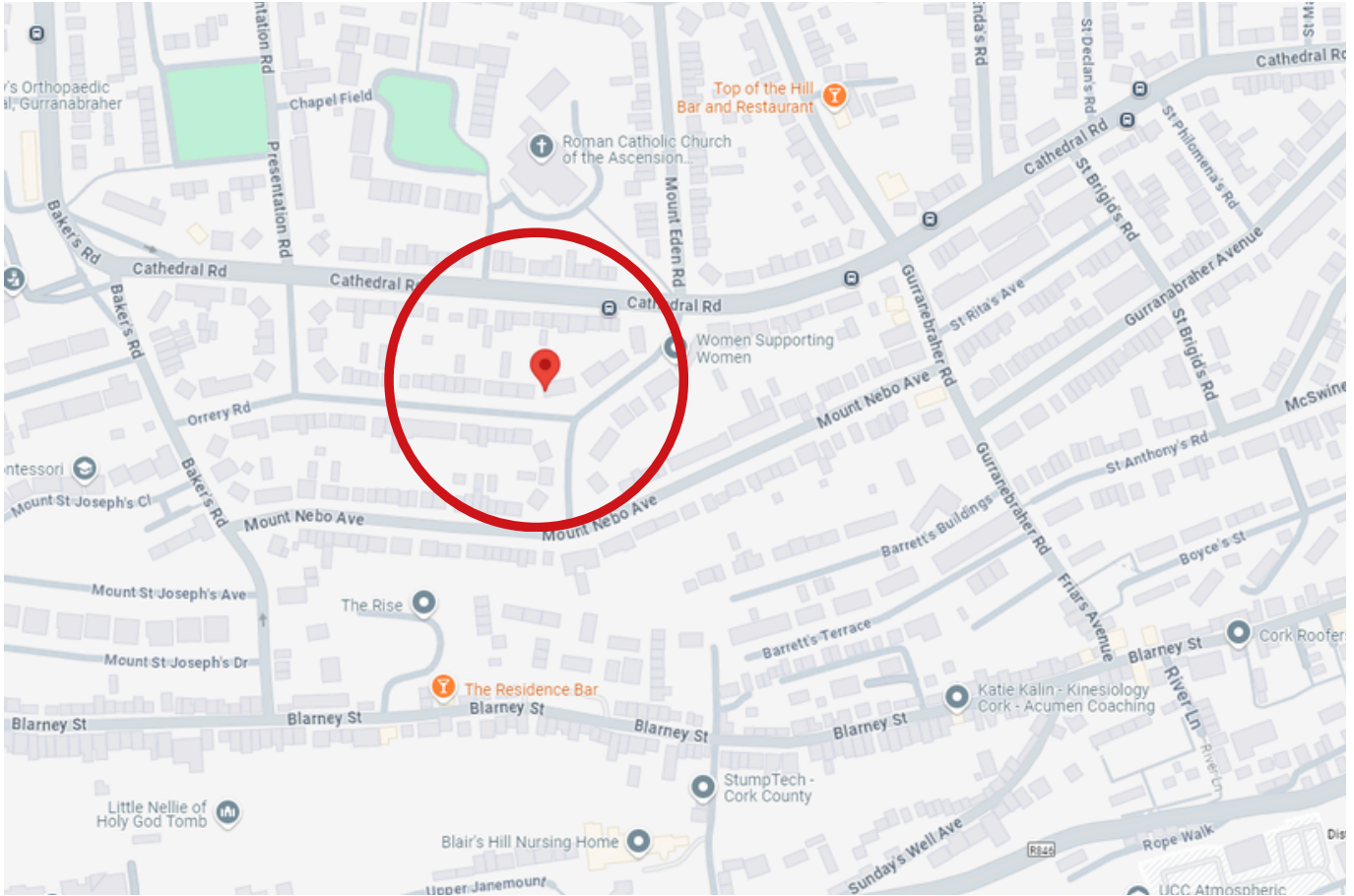
The front of the property offers a concrete driveway accommodating off street parking for one car. Steps from the main footpath allow access to the front door and the surrounding area is laid to lawn with mature shrubs and plants.

The rear of the property is fully enclosed, and offers an elevated garden which is laid to lawn throughout.



## | DIRECTIONS

Please see Eircode T23 X0E2 for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

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