ERA REAL ESTATE

Downey McCarthy

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280 Old Youghal Road, Dillons Cross, Cork







AMV: €295,000

BER D

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PSRA No. 002584

ERA Downey McCarthy Auctioneers are delighted to launch to the market this superbly positioned and recently modernised five-bedroom terraced property, ideally situated on the Old Youghal Road, Cork. Located within easy reach of Cork city centre, the property offers excellent connectivity, with regular bus services operating along the road, coaches to Dublin departing nearby and Cork Kent Railway Station accessible by car or on foot. A selection of schools, local shops and everyday amenities are within walking distance, while Blackpool Shopping Centre, Mayfield and Cork city centre are all readily accessible. The nearby St. Luke's area also offers a variety of cafés, bars, restaurants and other social amenities.

A large rear garden provides excellent potential for further landscaping, with space for a garden shed and a patio or seating area to enjoy the afternoon and evening sunshine. The property also benefits from off street parking to the front, adding further convenience to this well-located home.

Accommodation consists of reception hallway, living room, kitchen/dining area, main family bathroom and bedroom 5 on the ground floor. Upstairs the property offers four additional bedrooms.

| FEATURES

- Approx. 79.78 sq. m. / 859 sq. ft.
- Originally built circa 1900
- Five bedrooms
- Modernised and renovated in recent years
- BER D
- Full electrical rewire in 2023
- Upgraded heating system with new radiators throughout / New combi-boiler within its five year warranty
- New front and rear fascias and gutters
- New shower unit with ventilation system installed and ducted through the roof
- New upstairs carpets, with the property repainted throughout
- Off street parking for one vehicle
- Convenient location approximately 10 minutes' walk from Cork city centre and serviced by 208 bus route

| RECEPTION HALLWAY

1.31m x 1.65m (4'2" x 5'4")

A timber door allows access to the reception hallway. The area has tile flooring, one radiator, neutral décor, one frosted window to the front of the property, and the boiler is also housed here.

| LIVING ROOM

5.36m x 4.06m (17'5" x 13'3")

The main living room is dual aspect with one window to the front of the property and one window to the rear which floods the area with extensive natural light. The room has carpet flooring, attractive décor, bright and modern colour palette, a feature fireplace, two light pieces, access to under stair storage, one radiator and ample power points. An open arch allows access to the kitchen/dining area.



| KITCHEN/DINING

5.19m x 2.33m (17'0" x 7'6")

This kitchen/dining area has tile flooring, attractive neutral décor, one window overlooking the side of the property, one centre light piece, and double doors allowing access to the rear garden. The kitchen features solid fitted units at eye and floor level, worktop counter, tile splashback, integrated oven/hob/extractor fan, space for a fridge freezer, plumbing for a washing machine, and a stainless steel sink.





| MAIN BATHROOM

Located on the ground floor the main bathroom features a three piece suite including a corner shower area incorporating an electric shower, tile flooring, tile splashback, neutral décor, one centre light piece and one frosted window to the side of the property.



| BEDROOM 5

3.37m x 2.52m (11'0" x 8'2")

Located on the ground floor and currently in use as a home office, this bedroom has one window to the rear of the property, one centre light piece, carpet flooring, one radiator and power points.



| STAIRS AND LANDING

3.05m x 2.81m (10'0" x 9'2")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one centre light piece, neutral décor, and power points.



BEDROOM 1

4.11m x 2.29m (13'4" x 7'5")

This spacious double bedroom has carpet flooring, one window to the rear of the property, neutral décor, one large radiator, built-in wardrobe units for storage, one centre light piece, and power points.



BEDROOM 2

2.83m x 2m (9'2" x 6'5")

This single bedroom has one window to the front of the property, carpet flooring, neutral décor, one centre light piece, one radiator and power points.



BEDROOM 3

2.82m x 1.81m (9'2" x 5'9")

This bedroom has one window to the front of the property, carpet flooring, one centre light piece, neutral décor, one large radiator and power points.



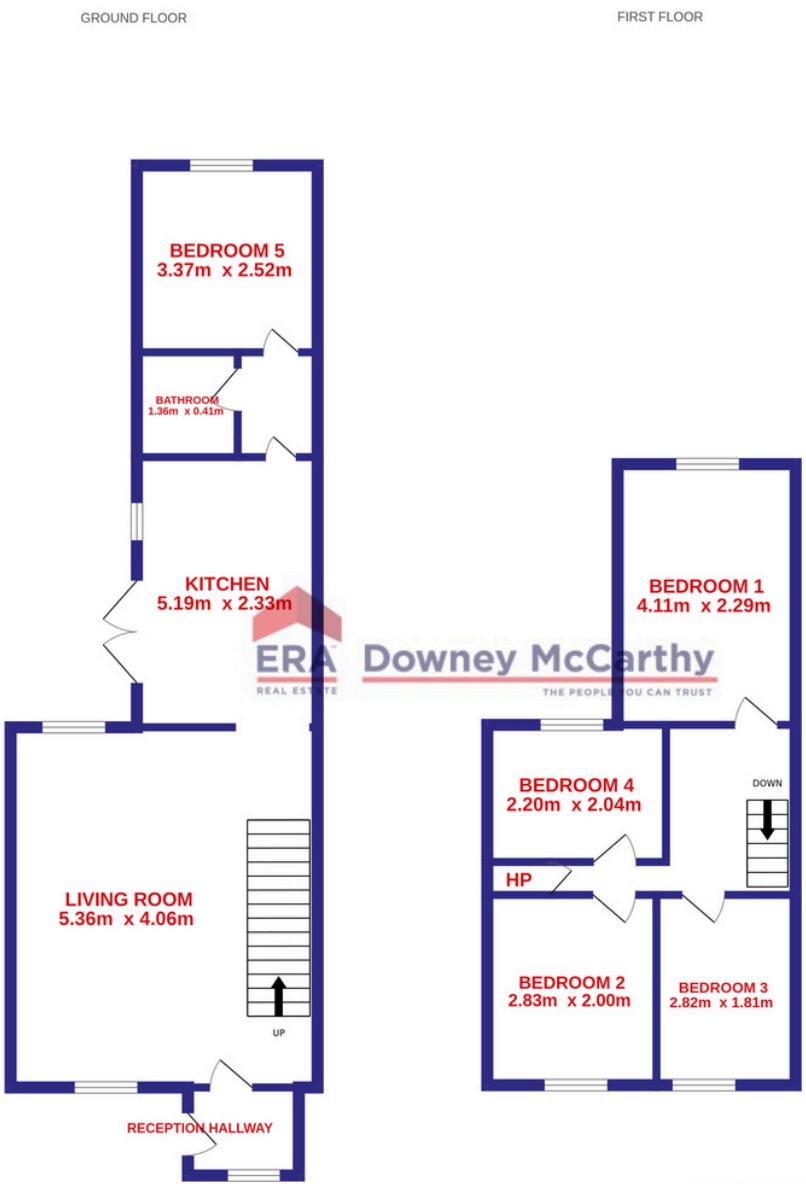
| BEDROOM 4

2.04m x 2.2m (6'6" x 7'2")

This bedroom has one window to the rear of the property, carpet flooring, one centre light piece, neutral décor, one radiator and power points.



| FLOOR PLAN



| GARDENS AND EXTERIOR





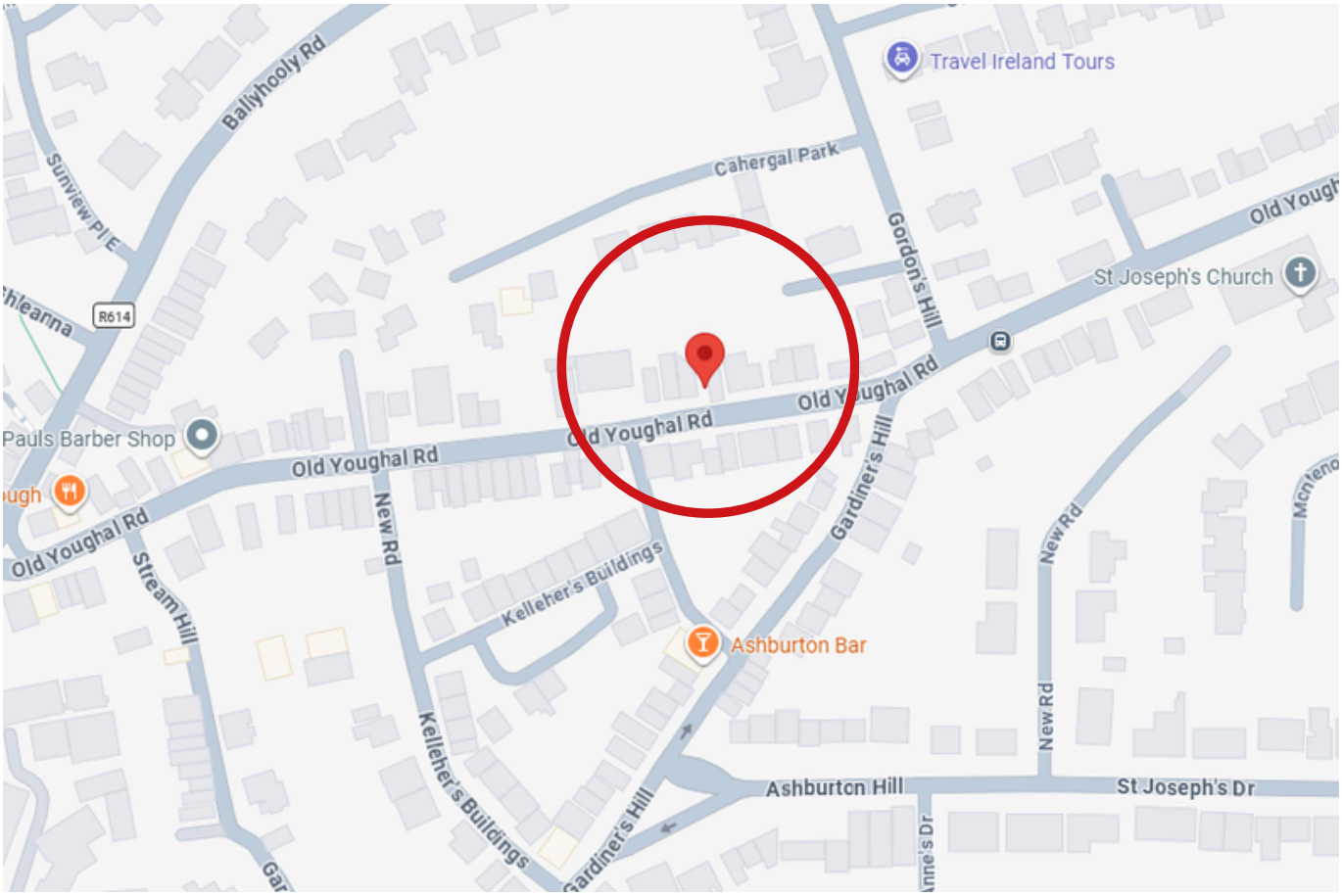



The front of the property offers off street parking for one vehicle.

The rear of the property has benefitted from significant improvement works, including the removal of a garden wall to extend the garden by a further two meters. The garden now offers a blank canvas for further landscaping, with ample scope to create a patio or seating area, or to add a garden shed. Enjoying afternoon and evening sunshine along the rear wall, the garden offers excellent potential for creating an inviting outdoor space to relax and enjoy the warmer months.

| DIRECTIONS

Please see Eircode T23 Y6T3 for directions.



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