ERA REAL ESTATE

Downey McCarthy

THE PEOPLE YOU CAN TRUST

45 Upper Fairhill, Cork

ERA Downey McCarthy Auctioneers are delighted to offer to the market this beautifully presented and cleverly extended, three bedroom semi-detached bungalow, situated in a convenient and popular location in Upper Fairhill, Cork City. The property benefits from its close proximity to a number of amenities including the 201 and 203 bus routes, and local primary and secondary schools as well as easy access to Apple HQ in Hollyhill, Blackpool Shopping Centre and Retail Park plus all major road networks.

Accommodation consists of reception hallway, living room, extended kitchen/dining area, three spacious bedrooms, and the main family bathroom.

AMV: €295,000

BER D

60 South Mall, Cork.

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PSRA No. 002584

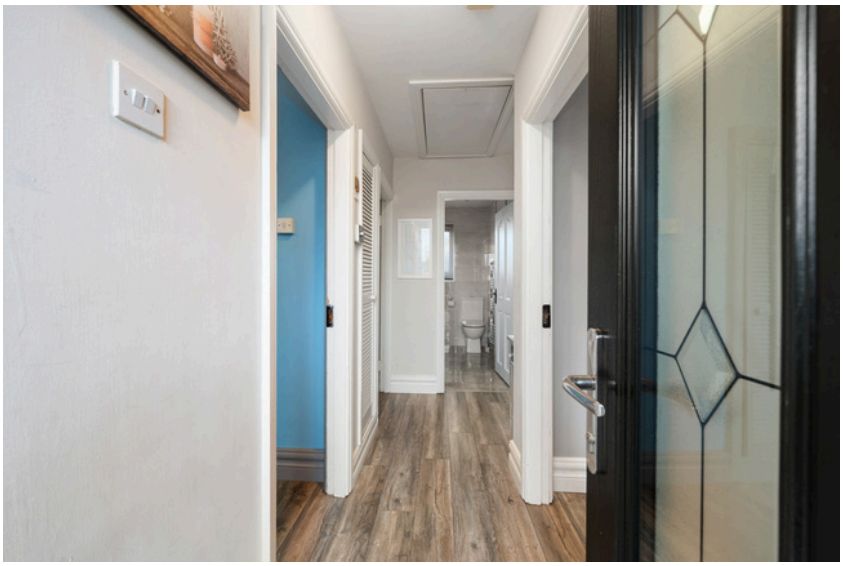
| FEATURES

- Approx. 64.59 Sq.M / 695 Sq.Ft
- Built in the 1960's approx.
- Completely modernised and extended in 2011
- BER D
- Three spacious bedrooms
- Super block built shed to the rear
- Ideal for home office or gym/studio
- Attic space for storage
- Very well-maintained family home
- Off street parking
- Close to a number of essential and recreational amenities
- Easy access to Apple HQ
- On the 201 and 203 bus routes

| RECEPTION HALLWAY

3.59m x 1.33m (11'7" x 4'3")

A solid door with frosted glass panelling allows access into the main reception hallway. The reception hallway has attractive neutral décor, high quality wood flooring, access to the electrical board, one radiator, an alarm control panel, and a Stira staircase allows access up to the attic for storage.



| LIVING ROOM

3.75m x 3.88m (12'3" x 12'7")

The living room has a most impressive media wall with built-in units for storage and display purposes, a built-in electric fireplace, attractive neutral décor, ample space here for a suite of furniture, one central light fitting, one radiator and high quality wooden flooring. Double doors allow access into the extended kitchen/dining area.

| KITCHEN/DINING ROOM

4.71m x 3.53m (15'4" x 11'5")

This spacious and bright room has solid fitted units at eye and floor level with an extensive worktop counter and tile splashback. The area has very attractive neutral décor, ample dining space, four Velux windows allowing in extensive natural light, recessed spotlighting, one window to the side, and tile flooring. A door allows access out to the rear garden.

| BEDROOM 1

2.75m x 3.96m (9'0" x 12'9")

This double bedroom has one window overlooking the front of the property, a Sliderobe fitted unit for storage, recessed spotlighting throughout and high quality wooden flooring.

| BEDROOM 2

3.18m x 2.39m (10'4" x 7'8")

Another spacious double bedroom that has one window overlooking the rear of the property, storage space, centre light fitting, radiator and high quality wood flooring,

| BEDROOM 3

2.82m x 2.34m (9'2" x 7'6")

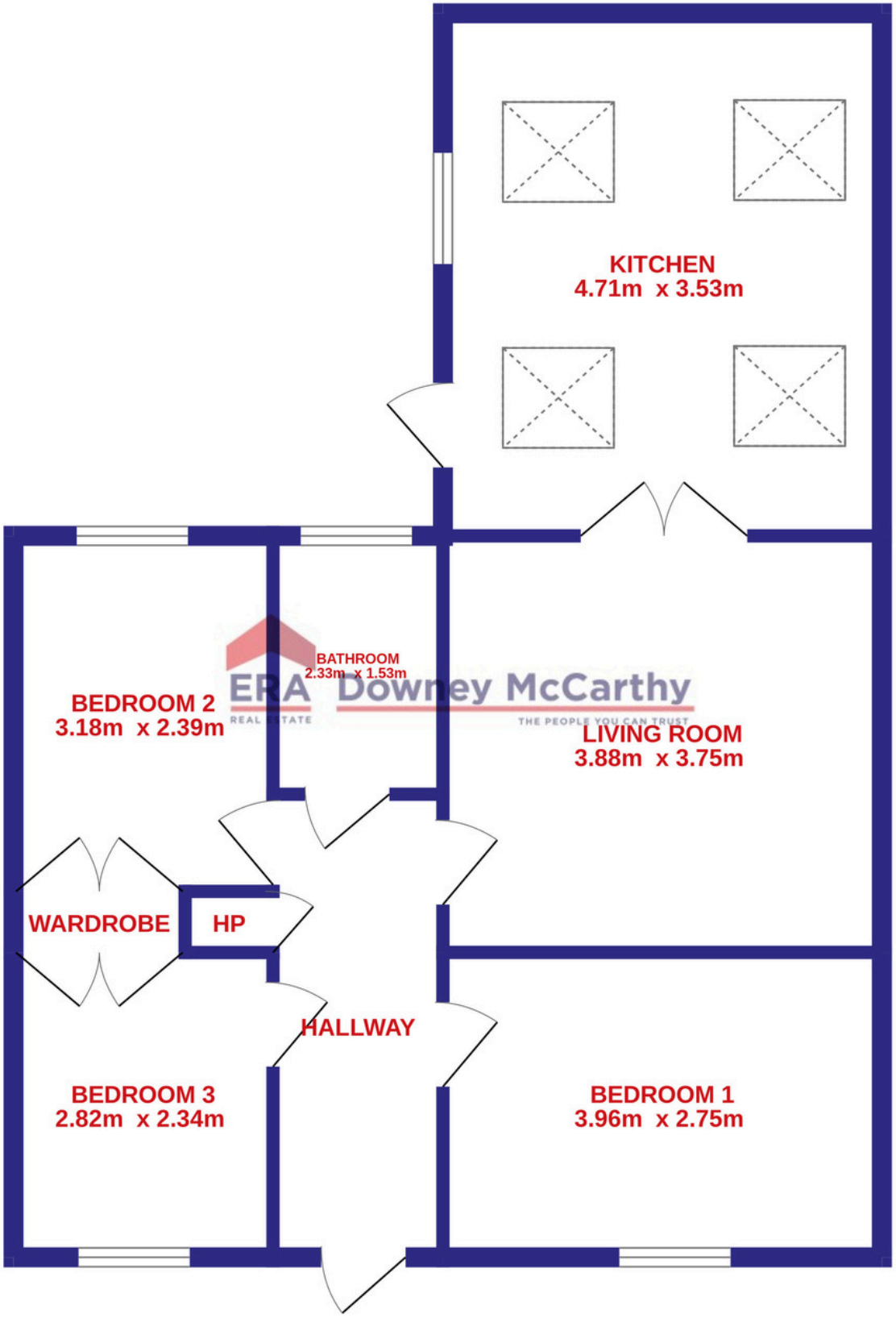
This large single bedroom has window overlooking the front of the property, centre light fitting, radiator and wooden flooring.

| MAIN BATHROOM

2.33m x 1.53m (7'6" x 5'0")

The bathroom features a three piece suite including a built-in shower cubicle incorporating a Mira Elite SE electric shower. The room has one frosted window overlooking the rear of the property, fully tiled walls and floors, recessed spotlighting, an extractor fan, and a heated towel rail.

| FLOOR PLAN


KITCHEN
4.71m x 3.53m
BATHROOM
2.33m x 1.53m
BEDROOM 2
3.18m x 2.39m
LIVING ROOM
3.88m x 3.75m
WARDROBE
HP
HALLWAY
BEDROOM 3
2.82m x 2.34m
BEDROOM 1
3.96m x 2.75m

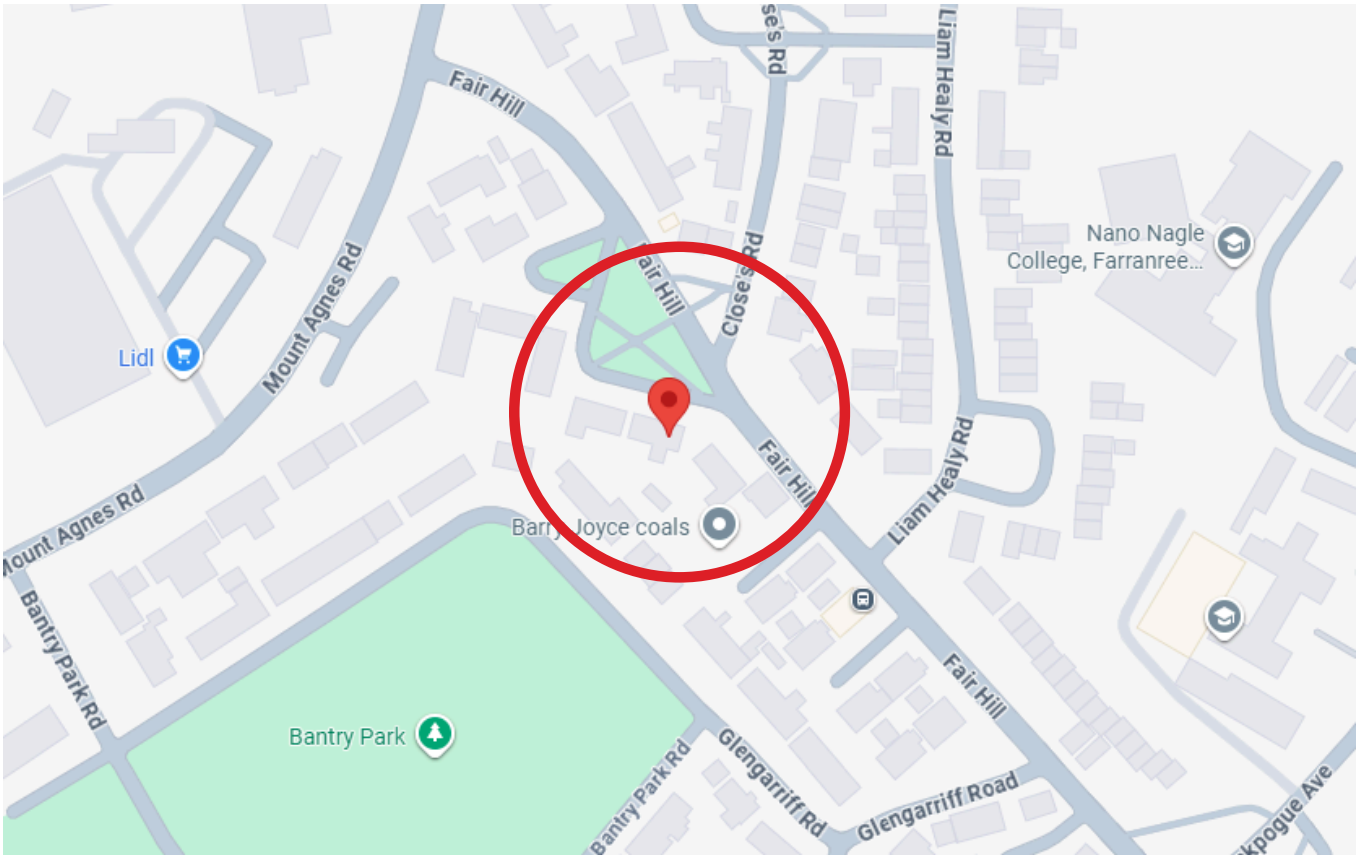
| GARDENS AND EXTERIOR

The front of the property is fully enclosed with block walls to all sides. There is a driveway that can accommodate off street parking for two vehicles, and a side garden which is laid to lawn with mature shrubs and plants abounding.

The rear of the property is fully enclosed, and offers a large maintenance free patio space. There is a new block built shed, which is ideal for a number of different uses and another older shed ideal for storage.

| DIRECTIONS

Please see Eircode T23 C6T8 for directions.



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