

## 23 Seminary Walk, Farranree, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this lovely three bedroom terraced property in Seminary Walk, Farranree. This ideal first time buy is located just 10 minutes' walk from Blackpool Shopping Centre and a host of amenities are conveniently nearby including shops, supermarkets, crèches, primary & secondary schools, gyms, bars and restaurants.

Accommodation consists of reception hallway, kitchen, and living room on the ground floor. Upstairs the property offers three spacious bedrooms and the bathroom.

**AMV: €225,000**

**BER D2**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 67.66 Sq. M. / 728 Sq. Ft.
- Built in 1950's approx.
- BER D2
- Three bedrooms upstairs
- Enclosed, private rear garden
- Off street parking - driveway to the front
- Walking distance to a host of local amenities including Blackpool Shopping Centre
- Close to shops, supermarkets, primary & secondary schools, gyms, bars and restaurants
- On the 201 and 203 bus routes
- Easy access to the N20 road network to Cork city centre, Blarney, Mallow

## | RECEPTION HALLWAY

2.05m x 1.78m (6'7" x 5'8")

A solid door with centre glass panelling allows access into the reception hallway. The reception hallway has neutral décor, one centre light fitting, one radiator, and wooden flooring, a door allowing access into the kitchen.



## | KITCHEN

2.98m x 3.04m (9'7" x 9'9")

The kitchen features solid fitted units at eye and floor level with an extensive worktop counter and tile splashback. The kitchen has one window overlooking the front of the property, plumbing for a washing machine and dryer, space for fridge freezer, an oven/hob/extractor fan, a stainless steel sink, space for dining table, one centre light fitting and tile flooring.



## | LIVING ROOM

4.5m x 5m (14'7" x 16'4")

A large spacious living room has a feature fireplace with an open insert, one centre light fitting, two wall-mounted fittings, access to under stair storage and vinyl flooring. Glass double doors allows access out to the rear garden.



## | STAIRS AND LANDING

1.91m x 2.11m (6'2" x 6'9")

The stairs and landing have carpet flooring throughout. The landing has one centre light fitting, neutral décor, an access hatch to the attic, and solid doors leading to all rooms.



## | BEDROOM 1

2.98m x 2.8m (9'7" x 9'1")

This spacious double bedroom has one window overlooking the front of the property, centre light fitting, radiator, space for a wardrobe, and wood flooring.



## | BEDROOM 2

3.84m x 2.81m (12'5" x 9'2")

Another double bedroom has one window overlooking the rear of the property, centre light fitting, a large radiator, space for a wardrobe and wood flooring.



## | BEDROOM 3

2.7m x 2.07m (8'8" x 6'7")

Currently in use as a home office, this bedroom has one window overlooking the rear of the property, centre light fitting, radiator and wooden flooring.



## | BATHROOM

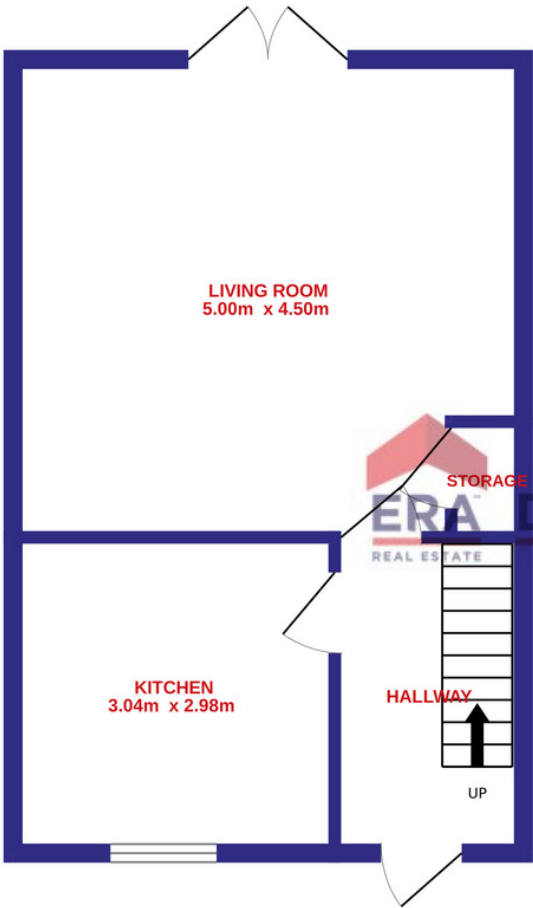
1.91m x 2m (6'2" x 6'5")

The bathroom features a three piece suite including a built-in shower cubicle incorporating a Triton T90 XR electric shower. There is a frosted window overlooking the front of the property, fully tiled walls and floors, a radiator, and a centre light fitting.

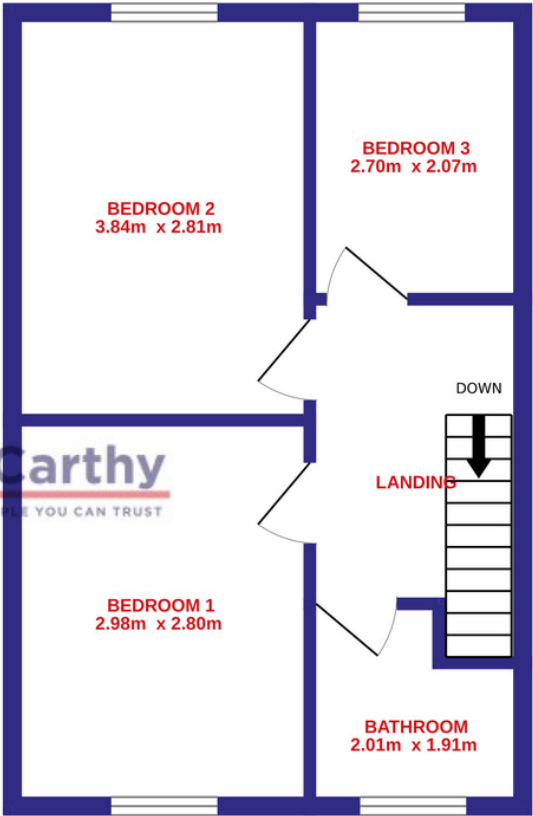


# | FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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

## | GARDENS AND EXTERIOR

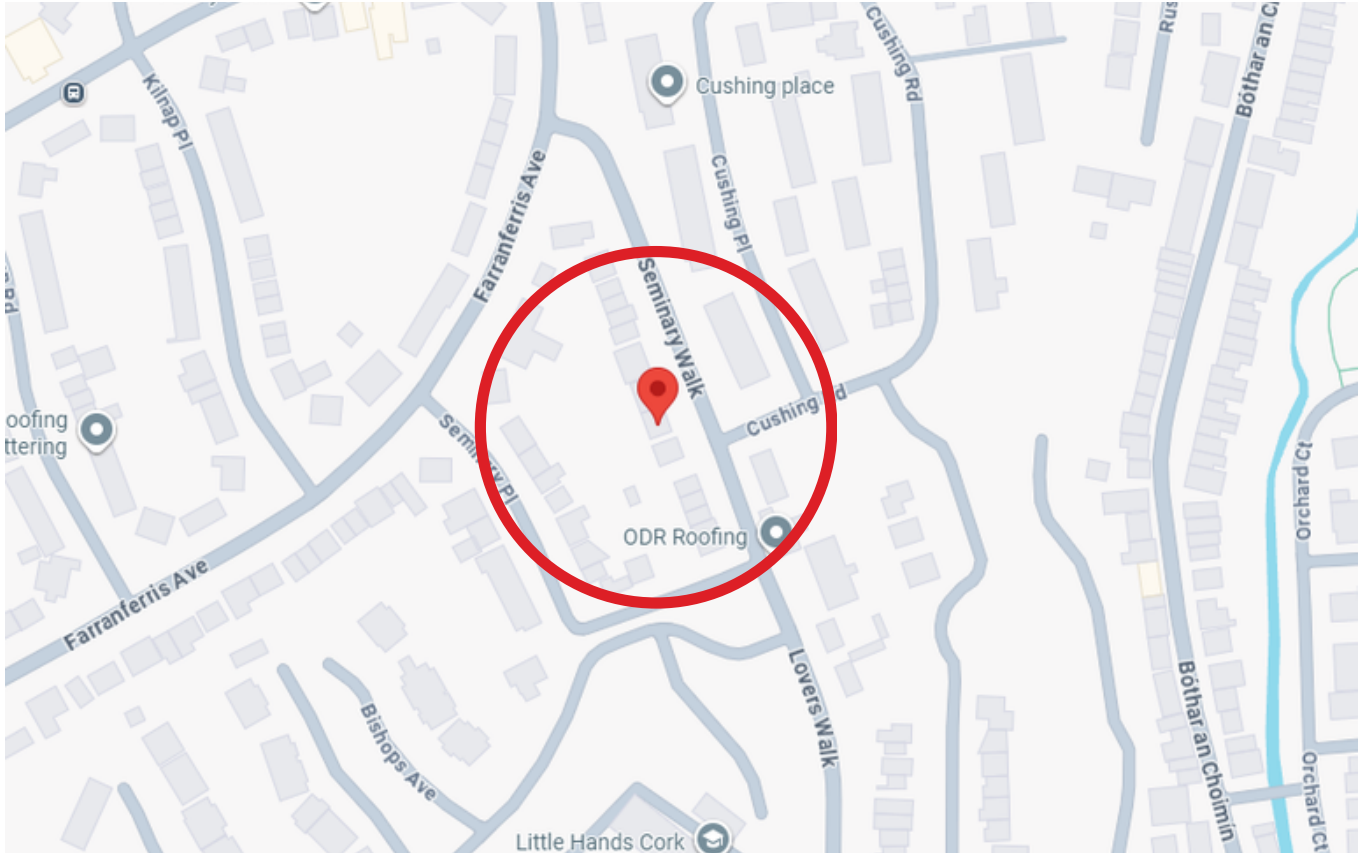


The front of the property has a driveway that can accommodate off street parking for one vehicle. There is a concrete footpath with steps that leads to the front door.

The rear of the property is fully enclosed to all sides with mature hedging. There is a patio area and concrete steps lead up to a garden area which is laid to lawn.

## | DIRECTIONS

Please see Eircode T23 K2R6 for directions.



## | ALL ENQUIRIES TO:



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