

3 Orrery Terrace, Gurranabraher, Cork



ERA Downey McCarthy Auctioneers are delighted to launch to the market this attractively presented two bedroom terraced property in the much acclaimed area of Orrery Terrace, Gurranabraher. The property offers a convenient location close to all amenities including a regular bus route to Cork city centre, as well as being within easy access of Apple Ireland Hollyhill.

Accommodation of reception hallway, living room, dining room, extended kitchen, and bathroom on the ground floor. Upstairs the property offers two spacious double bedrooms.

AMV: €225,000



60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 67.01 Sq. M. / 721 Sq. Ft.
- Built in 1900
- BER D
- Gas fired central heating – new boiler installed in April 2026
- Two double bedrooms
- Modern fitted kitchen
- Large attic space
- Rear yard and garden area
- Highly desirable residential location
- Close proximity to Apple Ireland Hollyhill and Cork City Centre
- Located close to all amenities including a regular bus route to Cork city centre

| RECEPTION HALLWAY

4.56m x 0.94m (14'9" x 3'0")

A door with frosted glass panelling allows access into the reception hallway. The hallway has a mix of tile and laminate flooring, neutral décor, one centre light piece, one radiator, access to the fuse box, and access to the gas meter.



| LIVING ROOM

3.43m x 3.12m (11'2" x 10'2")

The main living room has one window to the front of the property, high grade laminate flooring, neutral décor, one feature cast iron fireplace, one radiator, one centre light piece, one carbon monoxide alarm, air vent, broadband connection point, and six power points.



| DINING ROOM

2.58m x 4.1m (8'4" x 13'4")

This versatile room has one window overlooking the rear yard, laminate flooring, neutral décor, one centre light piece, one large radiator, thermostat control, under stair storage, four power points, and an opening allows access into the extended kitchen to the rear.



| KITCHEN

2.76m x 2.7m (9'0" x 8'8")

The kitchen features modern fitted units at eye and floor level to either side of the room with extensive worktop counter. The kitchen includes an integrated oven/hob/extractor fan, stainless steel sink, and plumbing for a washing machine. The room has tile flooring, attractive neutral décor, one centre light piece, one radiator, air vent, four power points, one window to the side of the property, and a door allowing access to same.



| BATHROOM

0.8m x 2.68m (2'6" x 8'7")

Accessed via the kitchen, the bathroom features a three piece suite including a shower cubicle incorporating a mains operated shower. The room has floor and wall tiling, neutral décor, one frosted window to the side, one radiator, one extractor fan, and one centre light piece.



| STAIRS AND LANDING

0.83m x 3.34m (2'7" x 10'9")

The stairs and landing are fitted with carpet flooring throughout. At the half landing there is one window to the rear, and the main landing has access to the linen cupboard, a Stira staircase allowing access to the large attic space, one centre light piece, one smoke detector.



| BEDROOM 1

3m x 4.13m (9'8" x 13'5")

A superb main bedroom has two windows overlooking the front of the property, flooding the area with extensive natural light. The room has carpet flooring, attractive neutral décor, extensive built-in wardrobes with vanity unit, one centre light piece, one large radiator, one air vent, and four power points.



| BEDROOM 2

2.44m x 3.2m (8'0" x 10'4")

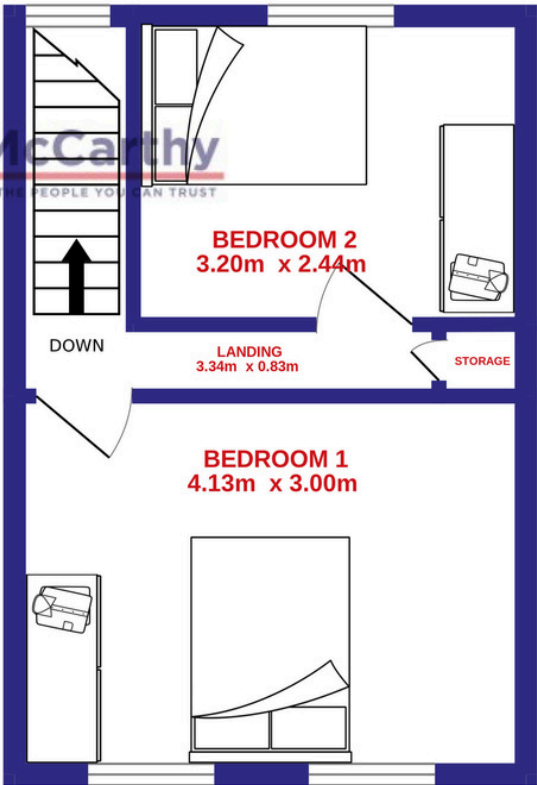
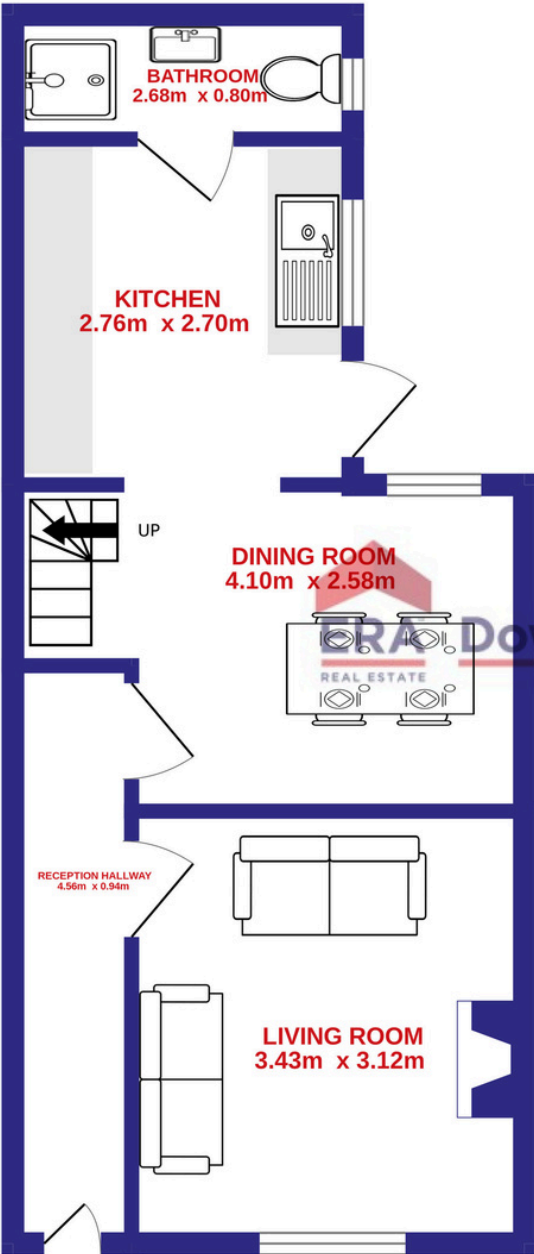
Another spacious double bedroom has one window to the rear, carpet flooring, attractive neutral décor, wardrobes for storage, one centre light piece, one radiator, one air vent, and two power points.



FLOOR PLAN

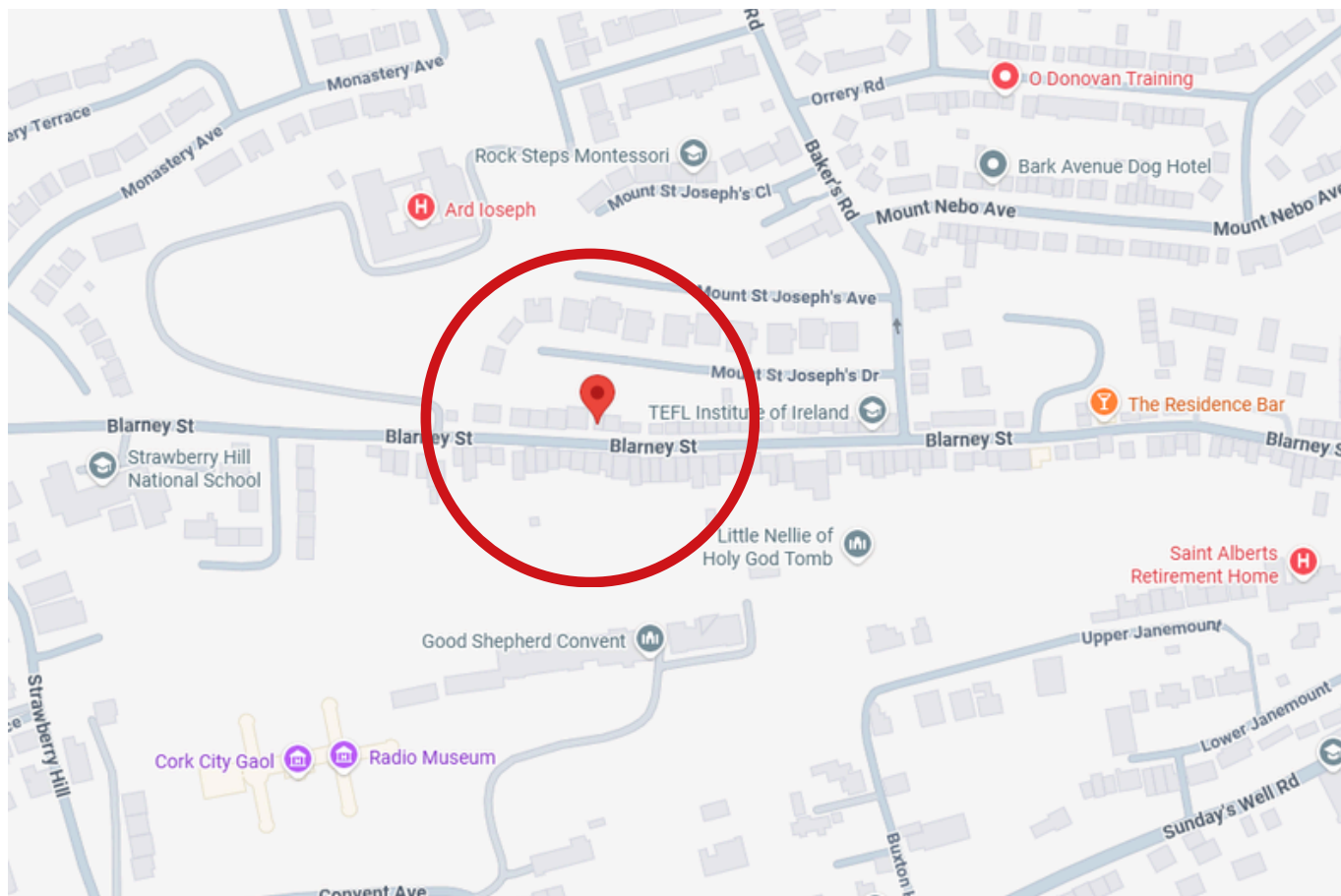
GROUND FLOOR

1ST FLOOR



| DIRECTIONS

Please see Eircode T23 F9H0 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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