

## 77 Saint Colmcille's Road, Gurranaברה, Cork



ERA Downey McCarthy are delighted to present to the market this superbly presented three bedroom end of terrace property in a much sought after area in Gurranaברה. This is a very popular residential location which is close to all amenities including shops, schools, bus routes, and the property is a 15 minute walk from Apple Ireland HQ in Hollyhill.

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

**AMV: €275,000**



**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 69.7 Sq. M. / 750 Sq. Ft.
- Built in the 1950's approx.
- Renovated and modernised in 2022
- BER G
- Natural gas fired central heating
- Beautifully presented
- Three bedrooms upstairs
- South facing rear garden
- Mature garden to the front - Ideal for creating a driveway
- Close to all amenities including parks, bus routes & North Doc
- Close to Apple Ireland HQ in Hollyhill

## | RECEPTION HALLWAY

1.8m x 4.8m (5'9" x 15'7")

A PVC door with frosted glass panelling allows access into the reception hallway. The hallway has high quality PVC effect timber flooring, one centre light fitting, one radiator, access to the electrical board, under stair storage, and access to the gas boiler.



## | LIVING ROOM

3.9m x 3.8m (12'7" x 12'4")

The superb main living room has one large window overlooking the rear of the property, high quality PVC effect timber flooring, one centre light fitting, plenty of space for a suite of furniture, one radiator, and attractive neutral décor and colour palette.



## | KITCHEN/DINING ROOM

3.9m x 2.7m (12'7" x 8'8")

The kitchen/dining area has one window overlooking the rear of the property, and a door with frosted glass panelling allowing access to same. The kitchen features modern fitted units at eye and floor level, worktop counter, tile splashback, integrated oven/hob/extractor fan, plumbing for a washing machine, and space for a fridge freezer. The room has high quality PVC effect timber flooring, attractive décor, one centre light fitting, and one radiator.



## | BATHROOM

1.8m x 1.7m (5'9" x 5'5")

Located on the ground floor, the main bathroom features a three piece suite including a built-in shower cubicle incorporating a Triton T80 electric shower. The room has one frosted window overlooking the front of the property, high quality PVC effect timber flooring, one centre light fitting, and one radiator.



## | STAIRS AND LANDING

The stairs and landing are fitted with carpet flooring throughout. The landing has two windows to the front, access hatch to the attic, access to the hot press, and one centre light fitting.



## **BEDROOM 1**

4m x 3.1m (13'1" x 10'1")

A superb double bedroom with one large window overlooking the rear of the property, high quality PVC timber effect flooring, one centre light fitting, attractive neutral décor, and plenty of space for a double wardrobe.



## **BEDROOM 2**

4m x 3.5m (13'1" x 11'4")

Another spacious double bedroom that has one window to the rear, high quality PVC timber effect flooring, attractive neutral décor, one centre light fitting, one radiator, and plenty of space for a wardrobe.



## **BEDROOM 3**

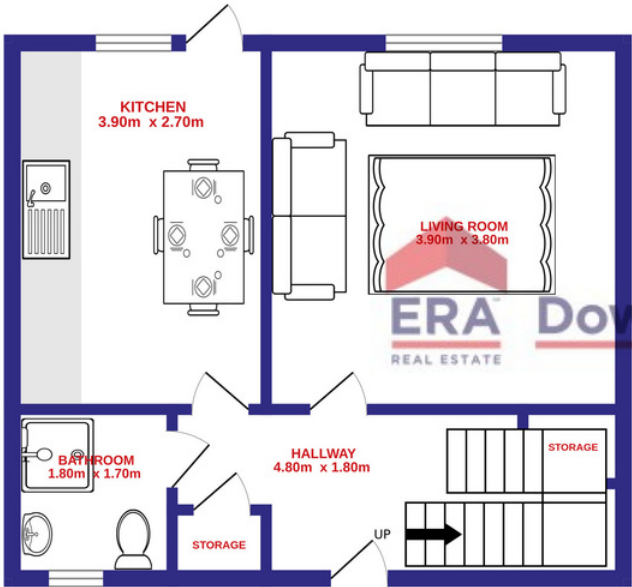
2.5m x 2.5m (8'2" x 8'2")

This single bedroom has one window overlooking the front of the property, high quality PVC timber effect flooring, attractive neutral décor, one centre light fitting, plenty of space for a wardrobe, and one radiator.

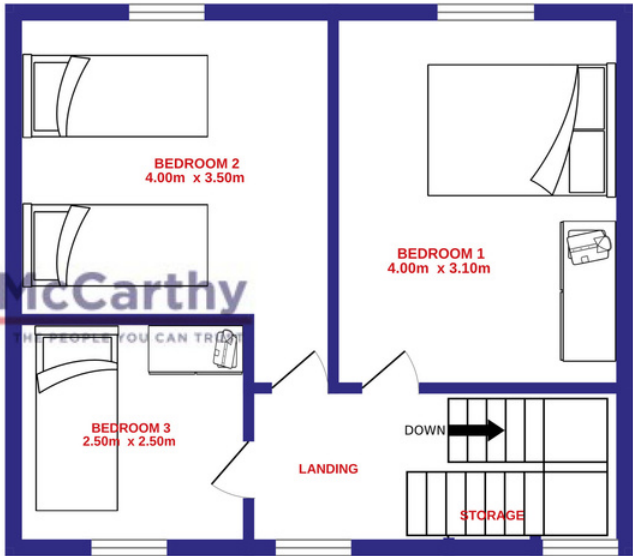


# | FLOOR PLAN

GROUND FLOOR



FIRST FLOOR



ERA Downey McCarthy  
REAL ESTATE  
THE PEOPLE YOU CAN TRUST

## | GARDENS AND EXTERIOR



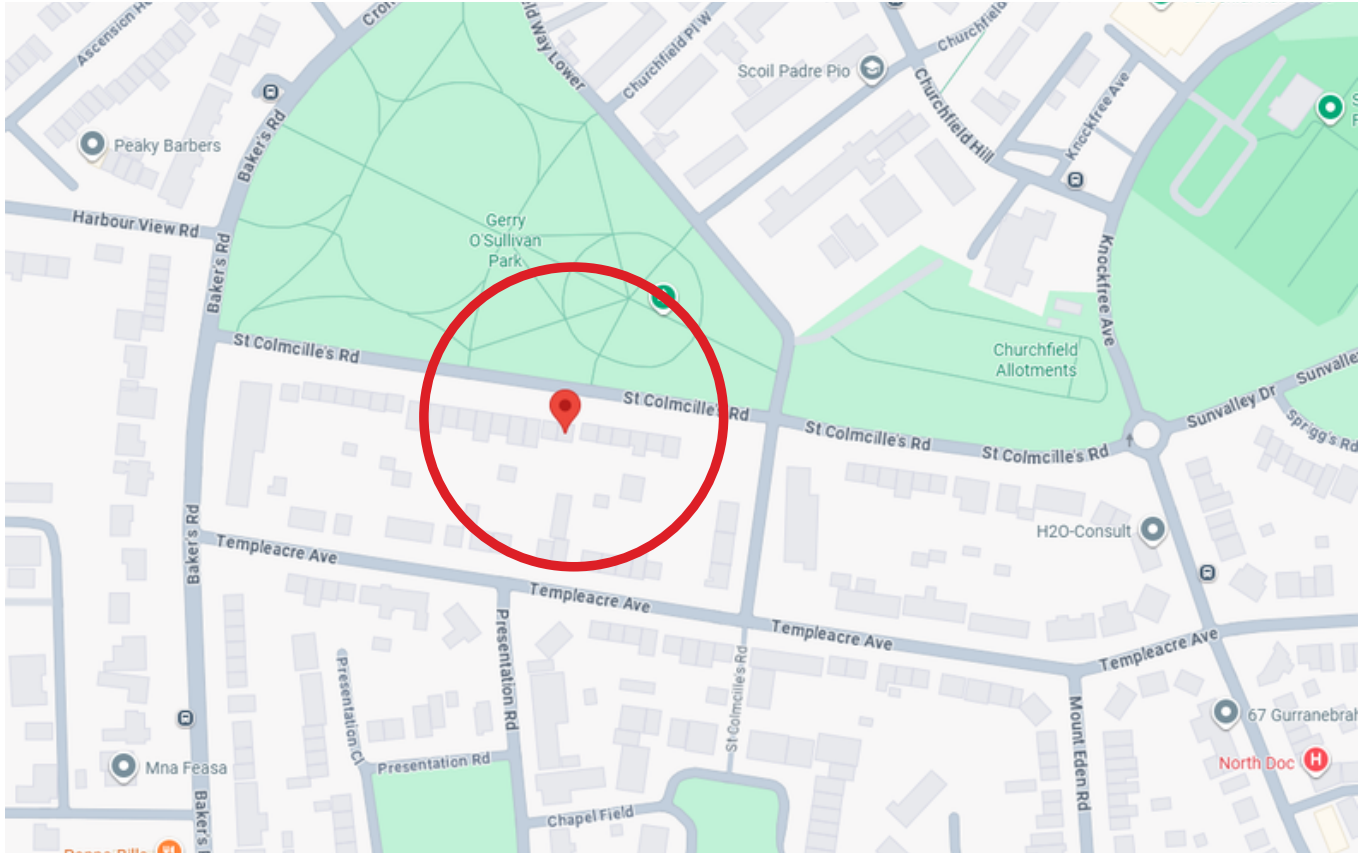
The front of the property is enclosed with mature hedging, offering a high level of privacy. There is a garden area which is laid to lawn, and a concrete footpath leads up to the front door. Huge potential here to make a driveway so you can park off the street.

A secure side gate allows access to the rear.

The rear of the property boasts a south facing aspect and it is fully enclosed with mature hedging. There is a block built shed ideal for storage, a patio area, and garden area which is laid to lawn with mature trees.

## | DIRECTIONS

Please see Eircode T23 RVF7 for directions.



## | ALL ENQUIRIES TO:



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THE PEOPLE YOU CAN TRUST

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