

57 Green Lawn, Curragh Road, Turners Cross, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly positioned three bedroom semi-detached bungalow, ideally located in the highly sought after and mature residential development of Green Lawn, Turners Cross, Cork. Occupying a generous site, the property boasts an extensive rear garden and a spacious side yard, offering excellent potential for future extension or further development SPP.

Ideally situated overlooking a spectacular green area, this family home is within walking distance of a wide range of local amenities including primary and secondary schools, shops, cafés, restaurants, bars, an regular bus services, making it an great choice for families, first time buyers, or those seeking a well-connected location.

Accommodation within the property consists of a porch, reception hallway, living room, family/dining room, kitchen, three bedrooms, and a shower room.

AMV: €395,000



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PSRA No. 002584

| FEATURES

- Approx. 88.69 Sq. M. / 955 Sq. Ft.
- Built in 1973
- BER G
- Gas fired central heating
- Mix of PVC and aluminium double glazed windows
- Three spacious bedrooms
- Large rear garden
- Off street parking
- Sought after mature residential development conveniently located to a host of amenities
- 20 minute walk to Cork city centre

| PORCH

A sliding door allows access to the porch area, which has tile flooring. From here, a teak door with glass centre panelling allows access to the main reception hallway.

| RECEPTION HALLWAY

4.47m x 2.87m (14'6" x 9'4")

The hallway has carpet flooring, one large radiator, and one centre light piece.

| LIVING ROOM

3.37m x 4.36m (11'0" x 14'3")

A superb main living room has one window to the front of the property, including a Venetian blind, a curtain rail, and curtains. The room has laminate timber flooring, one radiator, one centre light piece, covings around the ceiling, two power points, and one television point.



| FAMILY/DINING ROOM

4.5m x 3.68m (14'7" x 12'0")

The versatile room offers one window to the front of the property, including a Venetian blind, a curtain rail, and curtains. The area has carpet flooring, one centre light piece, one radiator, covings surround the ceiling, an open fireplace, two power points, and one telephone point. A door from the room allows access to the kitchen.



| KITCHEN

2.14m x 3.68m (7'0" x 12'0")

The kitchen features units at eye and floor level in an L-shape with extensive worktop counter space. The area has vinyl flooring, one centre light piece, one window to the side of the property, and a PVC door with glass panelling allowing access to same. The kitchen includes plumbing for a washing machine, space for an oven, and a stainless steel sink and drainer unit.



| BEDROOM 1

3.31m x 4.14m (10'8" x 13'5")

A large double bedroom has one window to the rear of the property including a roller blind, a curtain rail and curtains. The room has carpet flooring, one radiator, one centre light piece, and one power point.



| **BEDROOM 2**

4.38m x 3.57m (14'3" x 11'7")

A spacious double bedroom has one window to the rear of the property. The room has carpet flooring, built-in units from floor to ceiling, one centre light piece, one radiator, and one power point.



| **BEDROOM 3**

3.31m x 2.43m (10'8" x 7'9")

A spacious single room has one window to the rear of the property including a roller blind. The room has carpet flooring, one radiator, one centre light piece, one power point, and two telephone points.



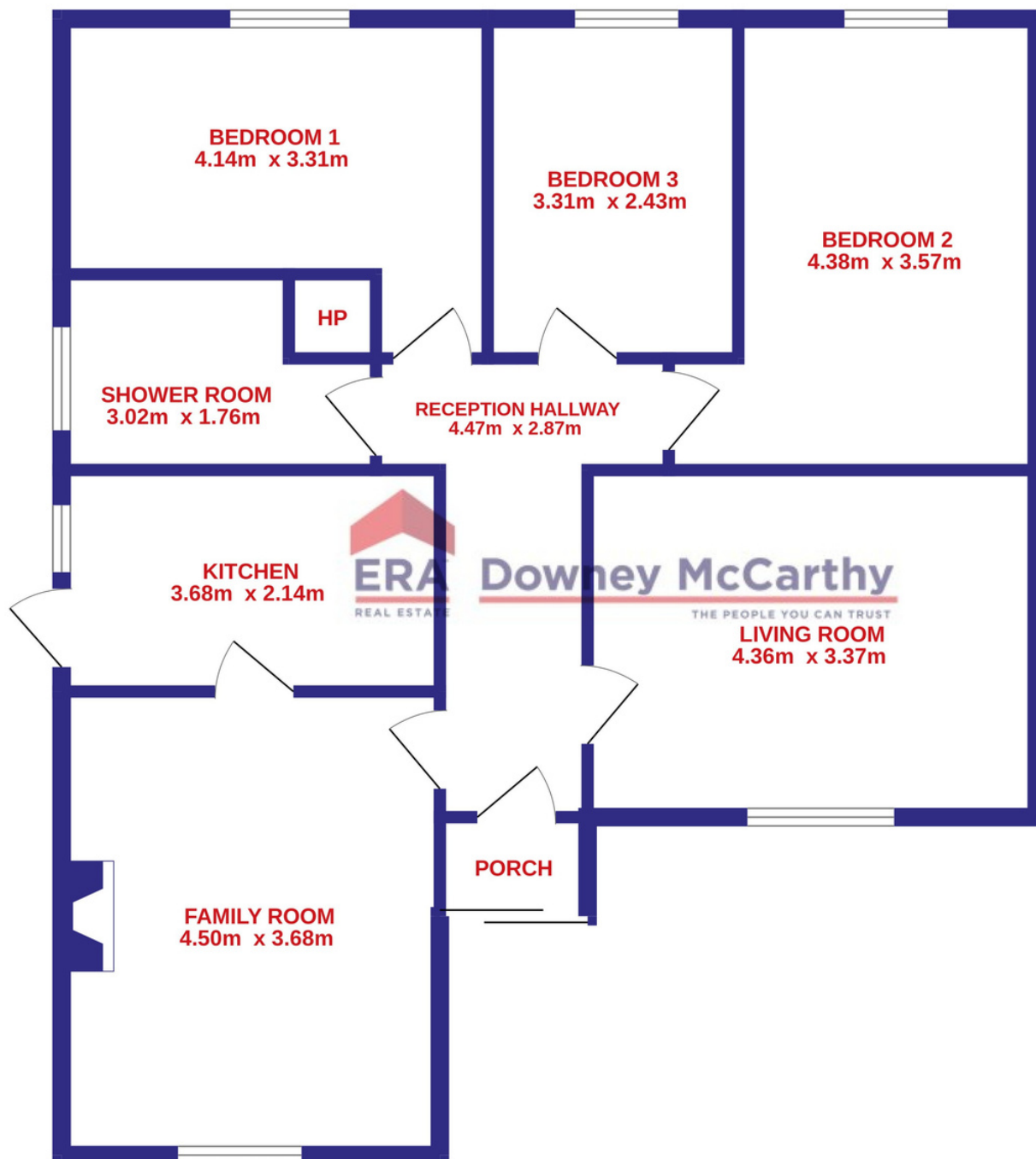
| **SHOWER ROOM**

1.76m x 3.02m (5'7" x 9'9")

The shower room features a three piece suite including a double corner shower area incorporating a Mira Elite ST electric shower. The room has one window to the side of the property, one centre light piece, one radiator, integrated storage space and a hot press area which is shelved for storage. A Stira staircase allows access from the room to the attic.



| FLOOR PLAN



| GARDENS AND EXTERIOR

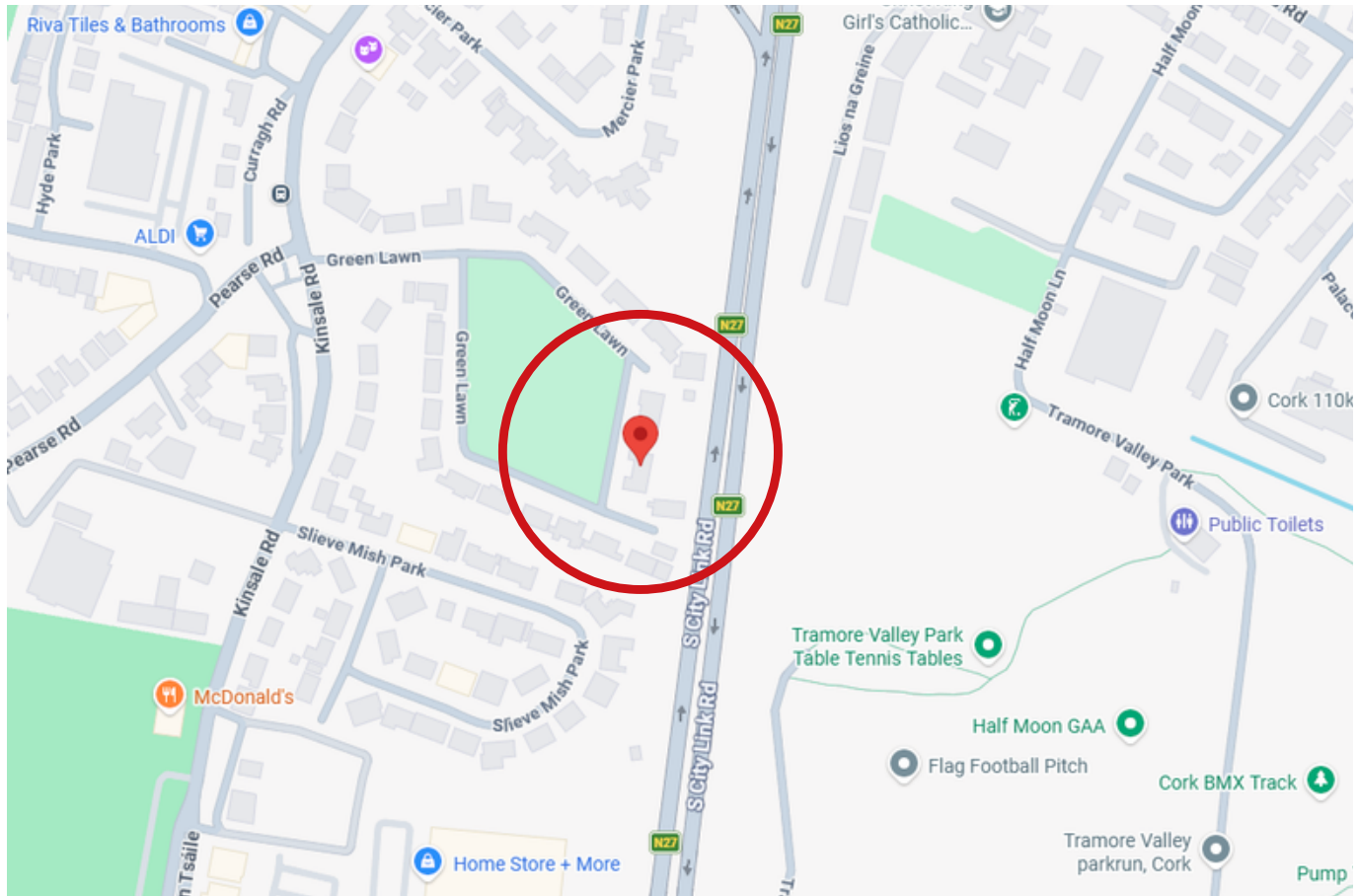


The front of the property is fully enclosed with block built walls and boasts a concrete driveway offering off street parking for one vehicle. A roller door allows access to a generous sized block built garage. A secure side gate allows access to the rear garden.

The rear of the property is fully enclosed with mature hedging throughout and the garden is laid to lawn throughout.

| DIRECTIONS

Please see Eircode T12 WE00 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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