

15 School Avenue, Cathedral Road, Gurranabraher, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented and extended two bedroom mid-terrace property with the added advantage of a converted attic space. The property benefits from its superb location close to local amenities and major Cork employers such as Apple Ireland HQ, and its proximity to Cork city centre.

Accommodation consists of porch, reception hallway, main hallway, living room, extended kitchen/dining area, and shower room on the ground floor. Upstairs the property offers two spacious double bedrooms and an attic storage room.

AMV: €235,000



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PSRA No. 002584

| FEATURES

- Approx. 76 Sq. M. / 818 Sq. Ft.
- Built 1958
- BER G with potential to increase to A
- Property may qualify for the Vacant Home Grant
- Gas fired central heating / Double glazed windows
- Two spacious bedrooms
- Superb converted attic
- Enclosed rear garden
- Off street parking
- Much sought after location close to all amenities including Apple Ireland HQ, shops, pharmacy, restaurants, pubs
- 15 minutes' walk to Cork city centre
- Positioned on the 202 bus route

| PORCH

1m x 2m (3'2" x 6'5")

A PVC door with glass centre panelling allows access to a porch area, which has tile flooring, one window to the side of the property, and a teak door with stained glass centre panelling allows access to the reception hallway.

| RECEPTION HALLWAY

1.37m x 2m (4'4" x 6'5")

The reception hallway features a continuation of the tile flooring, one window to the front of the property, one centre light piece, and one radiator. A timber door with glass panelling allows access to the main hallway.



| MAIN HALLWAY

6.37m x 2.55m (20'8" x 8'3")

This bright and spacious main hallway has superb wide plank semi-solid oak timber flooring throughout and attractive décor. There is one radiator, one centre light piece, four power points, one television point and one telephone point. Double doors off the hallway allow access to the main living room.



| LIVING ROOM

5.71m x 2.45m (18'7" x 8'0")

A superb main living room has one window to the front of the property, including a curtain rail, curtains and Venetian blinds. The room has a feature glass block wall overlooking the main hallway, superb wide plank semi-solid oak timber flooring, one large radiator, ten power points, two telephone points, an open fireplace, and two light pieces.



| KITCHEN/DINING

4.33m x 3.49m (14'2" x 11'4")

The extended dual aspect kitchen/dining area has two windows to the rear of the property, one window to the side, and double doors allowing access to the rear garden. The room has tile flooring, two light pieces, one large radiator, and ten power points.



The kitchen features modern solid oak fitted units at eye and floor level, with extensive worktop counter and tile splashback. The kitchen accommodates space for a fridge freezer, plumbing for a washing machine, a stainless steel sink with drainer unit, and a gas cooker is included as part of the sale.



| **SHOWER ROOM**

1.71m x 1.98m (5'6" x 6'4")

Located on the ground floor, the shower room features a three piece suite including a double corner shower area incorporating a Mira electric shower. The room has one window to the rear of the property, one Velux window, modern impressive tiling with attractive border inlay tiles, one centre light piece, one radiator and integrated storage under the sink.



| **FIRST FLOOR STAIRS AND LANDING**

5.2m x 1.2m (17'0" x 3'9")

The first floor stairs landing are fitted with carpet flooring throughout. At the top of the landing there are two light pieces, built-in storage space, and access to both bedrooms.

| BEDROOM 1

3.31m x 3.56m (10'8" x 11'6")

A large double bedroom has one window to the front of the property, including a curtain rail and Venetian blinds. The room has carpet flooring, built-in units from floor to ceiling on both sides, one radiator, one centre light piece, and five power points.



| BEDROOM 2

2.36m x 3.23m (7'7" x 10'5")

A generous sized double bedroom has one window to the rear of the property, including a curtain rail. The room has carpet flooring, built-in storage from floor to ceiling, one centre light piece, one radiator, and two power points.



| SECOND FLOOR STAIRS AND LANDING

A staircase from the first floor landing allows access to the converted attic room. At the top of the second floor landing there is enclosed shelving.



| ATTIC ROOM

3m x 3.37m (9'8" x 11'0")

Ideal for storage purpose, this room has one window to the rear of the property and one Velux window to the front offering panoramic views over the city. There is solid timber flooring sanded and vanished to a high quality finish, attractive décor, two wall-mounted light pieces, one centre light piece, and four power points.

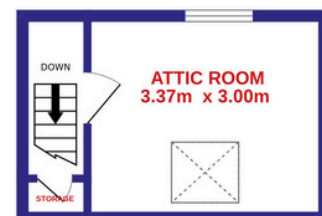
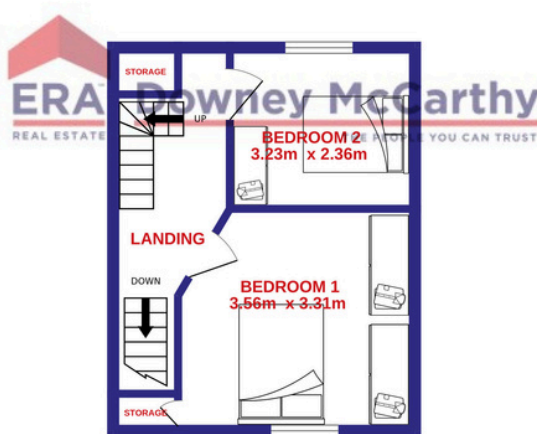
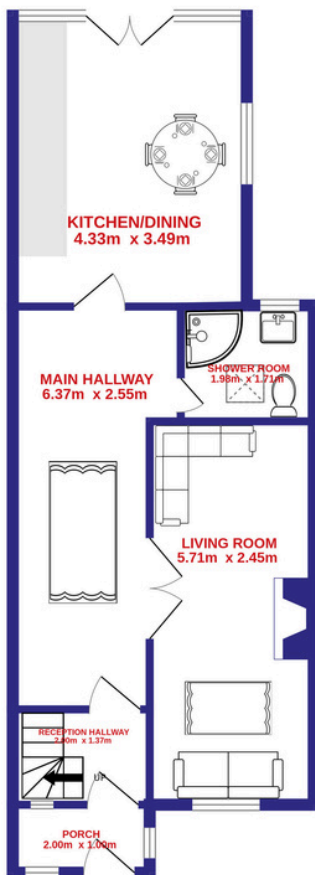


| FLOOR PLAN

GROUND FLOOR

1ST FLOOR

ATTIC ROOM



| GARDENS AND EXTERIOR



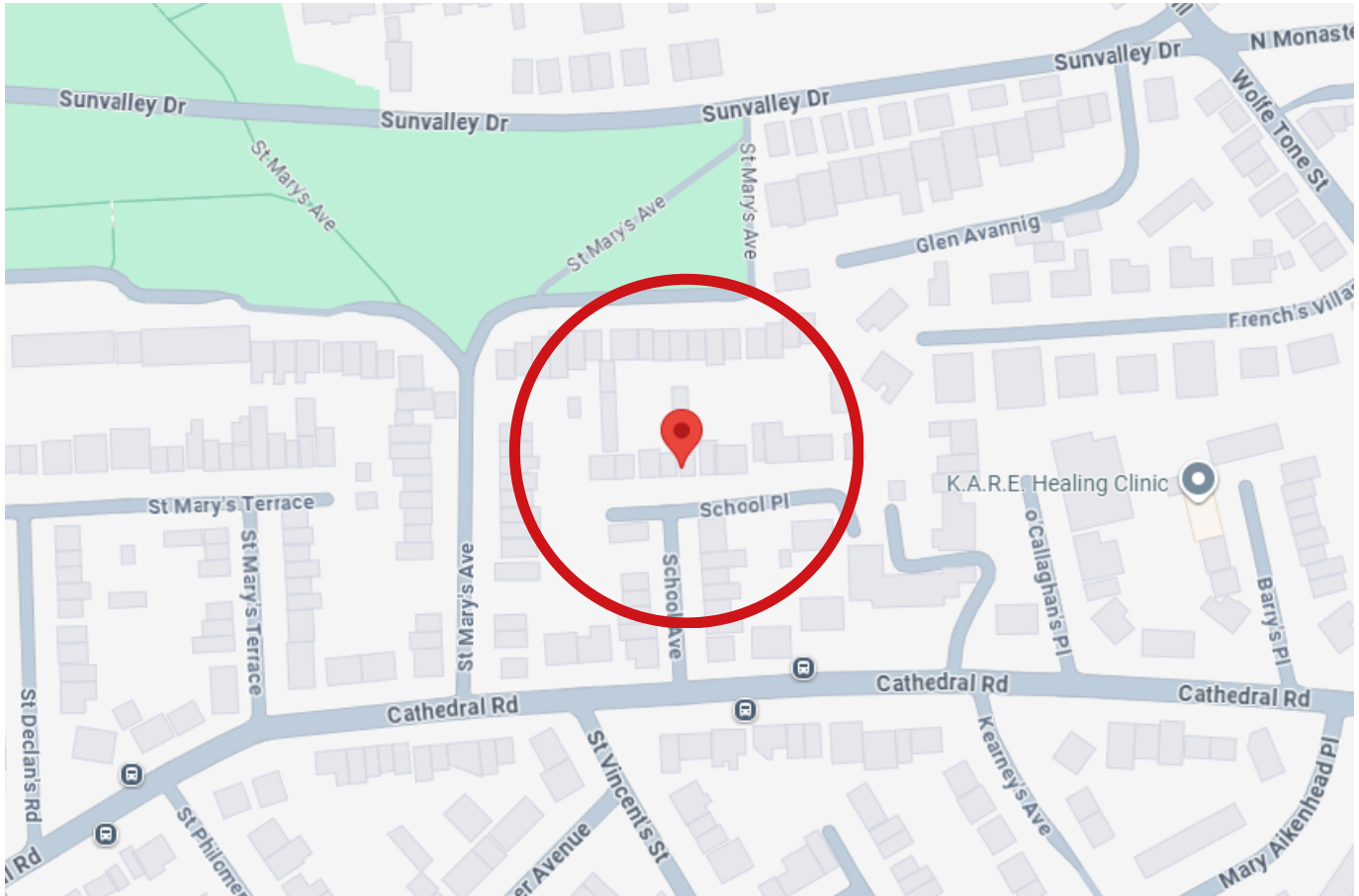
The front of the property has a concrete driveway to facilitate off street car parking for one vehicle. Steps from the parking area allow access to the front door.



The rear of the property is fully enclosed. There is a generous block built shed located at the rear of the garden and a generous lawn area with a scattering of mature shrubs and plants throughout.

| DIRECTIONS

Please see Eircode T23 FYD4 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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