

12 Curragh Road, Turners Cross, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this ideally located three bedroom semi-detached bungalow in Turners Cross. In need of renovation and modernisation, the property is an ideal opportunity for a purchaser to put their own stamp of this home, which is situated just a 15 minute walk to Cork city centre and is also with easy access of Douglas, Wilton, Mahon Point, Cork Airport.

Accommodation consists of reception hallway, living room, kitchen, three double bedrooms, and a bathroom.

AMV: €250,000



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PSRA No. 002584

| FEATURES

- In need of renovation
- Property may qualify for the Vacant Property Refurbishment Grant
- Approx. 70.6 Sq. M. / 760 Sq. Ft.
- Gas fired central heating
- Single glazed windows
- Three double bedrooms
- Enclosed rear courtyard
- Sought after location
- 15 minute walk to Cork city centre and easy access to Wilton, Mahon Point, Cork Airport

| RECEPTION HALLWAY

6.94m x 0.89m (12'7" x 2'9")

A timber door allows access into the main reception hallway. The hallway has tile flooring, feature timber panelling, one centre light piece, one large radiator and an access hatch to the attic. A door to the rear allows access to the courtyard.



| LIVING ROOM

3.78m x 3.5m (12'4" x 11'4")

The main living room has one window to the front, laminate flooring, a feature open fireplace, one radiator, one power point and one centre light piece. An opening allows access to the kitchen.



| KITCHEN

2.52m x 3.53m (8'2" x 11'5")

Accessed via the main reception hallway and living room, the kitchen has one window to the rear, vinyl flooring, one large radiator, eight power points and one centre light piece. The kitchen features solid oak fitted units at eye and floor level, worktop counter, tile splashback, space for an oven, extractor fan, plumbing for washing machine, space for an under counter fridge, and an extractor fan.



| BEDROOM 1

3.54m x 3.1m (11'6" x 10'1")

This large double bedroom has one window to the front, laminate flooring, one large radiator, and one centre light piece.



| BEDROOM 2

2.84m x 2.72m (9'3" x 8'9")

This double bedroom has one window to the rear, laminate flooring, one radiator, two power points, and one centre light piece.



| **BEDROOM 3**

2.71m x 2.8m (8'8" x 9'1")

Another double bedroom has laminate flooring, one skylight, one radiator, one power point, and one centre light piece.



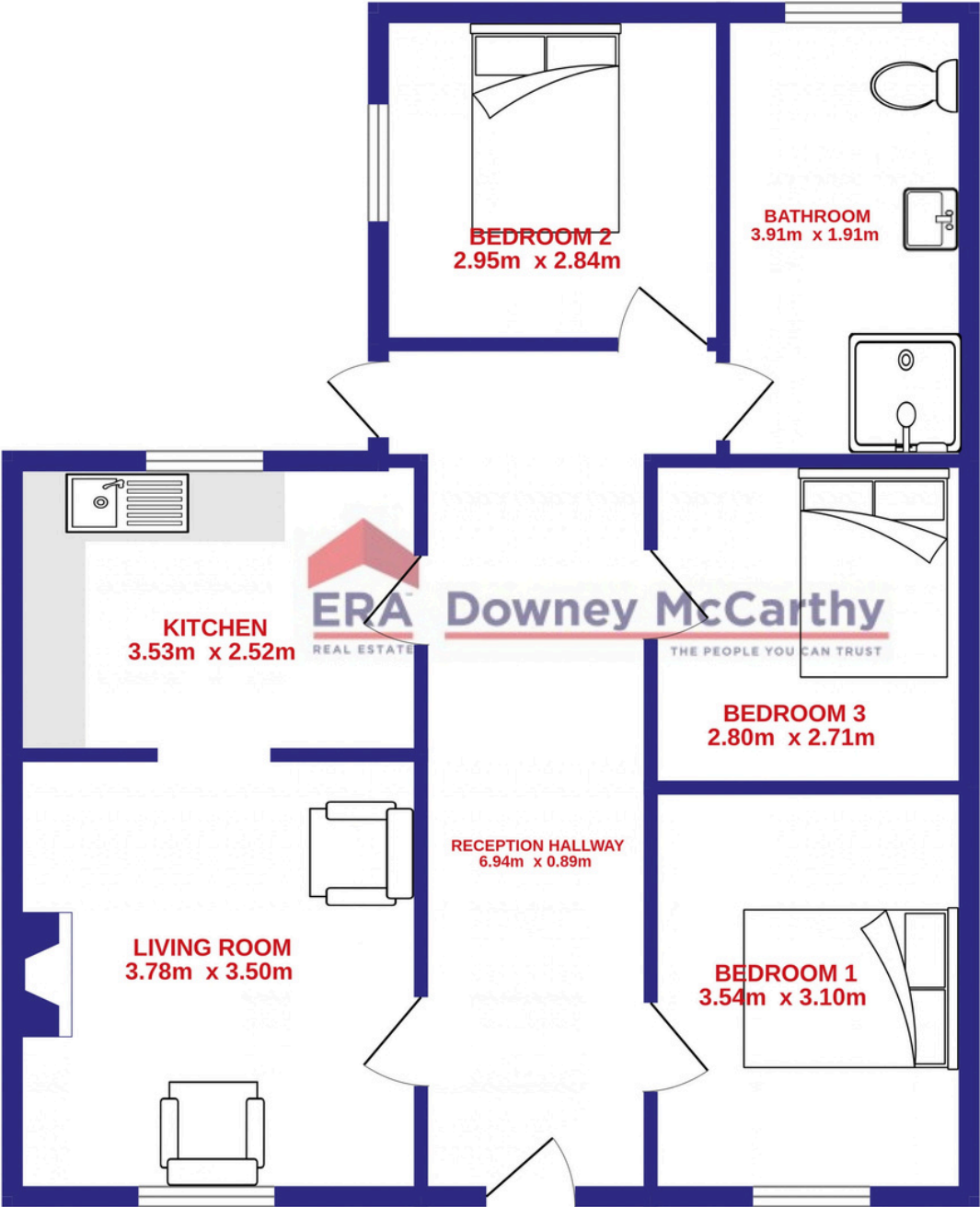
| **BATHROOM**

3.91m x 1.91m (12'8" x 6'2")

The main bathroom features a three piece suite including a corner shower cubicle incorporating a Triton T80 electric shower. The room has floor and wall tiling, neutral décor, one large radiator, one centre light piece, and one frosted window to the rear. The gas boiler and hot press are also located here.



| FLOOR PLAN



| GARDENS AND EXTERIOR

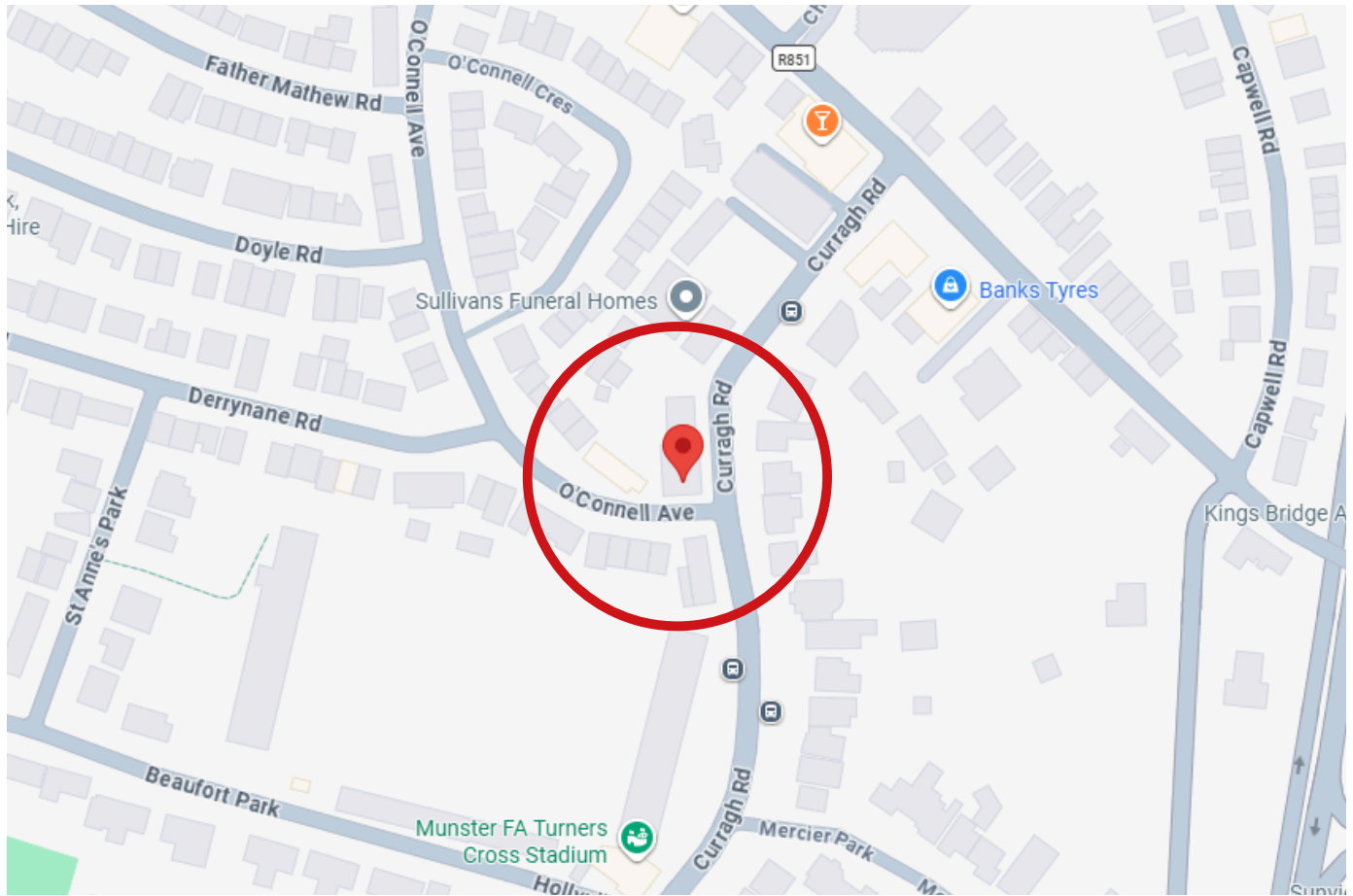


The front of the property is fully enclosed with a block built wall and cast iron gate. There is a garden area which is laid to lawn, and a path leads you to the front door.

The rear of the property offers a fully paved and enclosed courtyard, and a Steel tech shed which is ideal for storage. A secure gate allows access to the pedestrian footpath to the side.

| DIRECTIONS

Please see Eircode T12 E4X9 for directions.



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