ERA REAL ESTATE

Downey McCarthy

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4 Sprigg's Road, Gurranabraher, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented three bedroom mid terrace property located on the quiet and mature Sprigg's Road in the heart of Gurranabraher. The property comes to the market in turnkey condition with a host of tasteful extras to include a modern fitted kitchen and a recently refurbished family bathroom while also benefitting from a superb sunny south facing rear aspect. The location is ideally adjacent and is close the 202 bus route which serves Cork city centre, Apple Ireland HQ and Mahon Point.

Accommodation consists of a reception hallway, main hallway, living room, dining room/lounge, extended kitchen/dining area, and shower room on ground floor while upstairs the property offers three spacious bedrooms.

AMV: €225,000

BER G

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PSRA No. 002584

| FEATURES

- Approx. 85.94 Sq. M. / 925 Sq. Ft.
- Built in 1966
- BER G with the potential to reach A
- Gas fired central heating
- Double glazed windows
- Three spacious bedrooms
- South facing rear garden
- Much sought after and mature location
- Walking distance to a host of amenities including 202 and 202A bus routes, North Doc Medical Centre, local parks, church etc
- Close to Apple Ireland HQ
- 5 minutes' drive to Cork city centre

| RECEPTION HALLWAY

1.33m x 1.35m (4'3" x 4'4")

A PVC door with attractive stained glass panelling allows access to the reception hallway. This area has magnificent Amtico flooring with an attractive inlay border, one centre right piece, and a door with glass panelling allows access to the main hallway.



| MAIN HALLWAY

4.2m x 2m (13'7" x 6'5")

The main hallway has a continuation of the impressive Amtico flooring, attractive tiling, dado rails, one centre light piece, and two telephone points.



| LIVING ROOM

3.57m x 4.03m (11'7" x 13'2")

A magnificently presented main living room is finished with luxurious carpet flooring throughout, complemented by an attractive, warm colour palette. The area has one window to the front of the property including a curtain rail and curtains, covings around the ceiling, one centre light piece, one radiator, four power points, and one television point. The focal point of the room is an impressive marble fireplace with gas insert, and display cabinets to either sides.



| DINING ROOM/LOUNGE

3.74m x 3.29m (12'2" x 10'7")

This superb versatile room features high quality laminate timber flooring and impressive décor. The area has one centre light piece, covings around the ceiling and centre light piece, one radiator, a hot press area which is shelved for storage, and two power points. An open arch from the area allows access to the kitchen/dining area.



| KITCHEN/DINING

4.8m x 3.62m (15'7" x 11'8")

This extended kitchen/dining area features modern high gloss fitted units at eye and floor level, with extensive worktop counter space and a tiled splashback. The kitchen includes an integrated double oven, hob, extractor fan, fridge freezer and washing machine.



The area offers plentiful dining space, one window to the rear of the property with a pelmet and Venetian blind, and one Velux window adds extensive natural light to the area. Throughout the room there are nine power points, one radiator, and a PVC door with glass panelling allows access to the rear garden.



| SHOWER ROOM

1.75m x 1.74m (5'7" x 5'7")

Located off the main hallway, this impressive modern shower area has magnificent tiling throughout. There is a three piece suite including a double walk-in shower, one window to the rear of the property, one centre light piece, one extractor fan, built-in storage under the sink, and a stainless steel heated towel rail.



| STAIRS AND LANDING

1.8m x 2.4m (5'9" x 7'8")

The stairs and landing are fitted with luxurious carpet throughout. At the top of the landing there is one centre light piece and one smoke alarm.

| BEDROOM 1

2.7m x 5.1m (8'8" x 16'7")

This bright double bedroom has three windows to the rear of the property, all including curtain rails and curtains. The room has impressive décor with high quality fitted carpet, built-in units from floor to ceiling, one centre light piece, one large radiator, and ample power points.



| BEDROOM 2

3.55m x 2.61m (11'6" x 8'5")

A large double bedroom has two windows to the front of the property, both including roller blinds, curtain rails and curtains. The room has high quality carpet flooring, extensive built-in storage space, one centre light piece, one radiator, and ample power points.



| BEDROOM 3

2.67m x 2.4m (8'7" x 7'8")

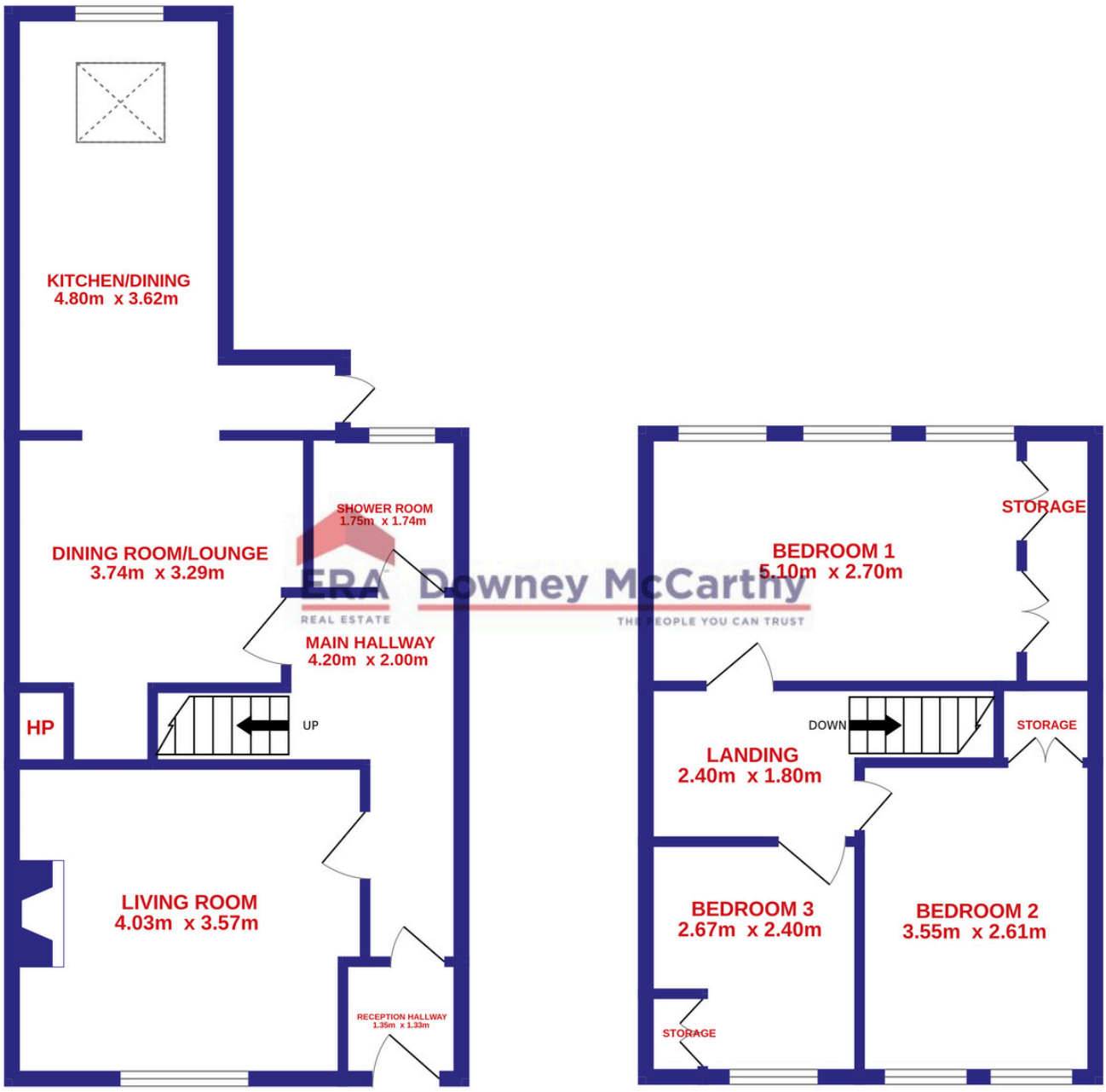
A spacious single bedroom has one window to the front of the property, including a roller blind, a curtain rail and curtains. The room has impressive laminate timber flooring, attractive modern décor, magnificent built-in units from floor to ceiling, one radiator, one centre light piece, and one power point.



| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



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| GARDENS AND EXTERIOR



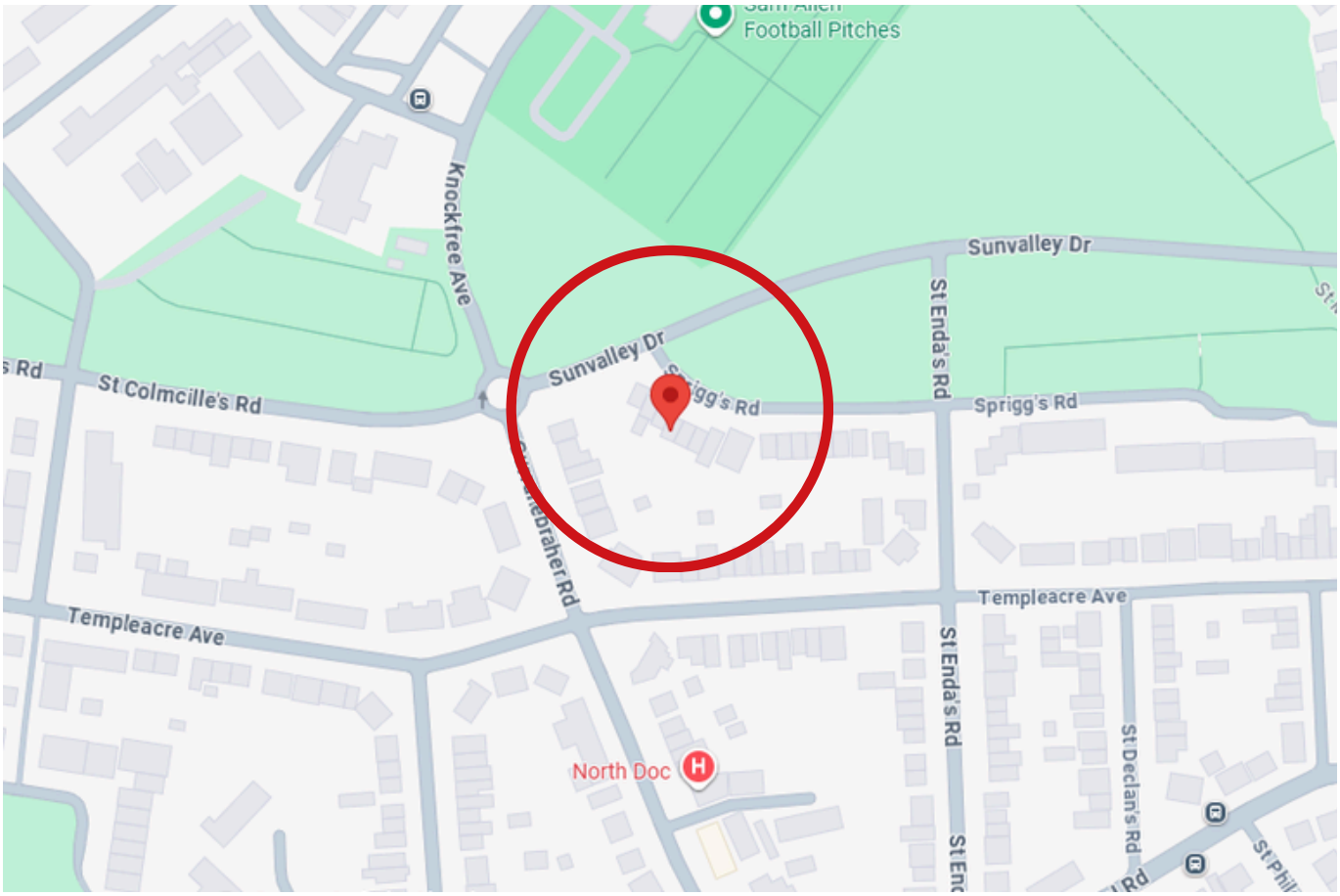


The front of the property is fully enclosed and offers a garden which is laid to lawn with a scattering mature shrubs and plants throughout. The property has a maintenance free façade of brick finish.

The rear of the property benefits from a south facing aspect. The area is fully enclosed with block built walls to the rear, concrete post and panel fencing on the right hand side, and mature hedging on the left. The garden is laid to lawn.

| DIRECTIONS

Please see Eircode T23 X5V6 for directions.



| ALL ENQUIRIES TO:

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