

31 Kerryhall Road, Fairhill, Cork



ERA Downey McCarthy Auctioneers are delighted to offer to the market this beautifully presented two bedroom terraced property in Fairhill. The property offers off street parking, a maintenance free south facing rear garden, and a convenient location close to local amenities including schools, supermarket, cafes, shops, gym, and Apple Ireland HQ.

Accommodation consists of living room, kitchen/dining area, and a bathroom on the ground floor. Upstairs the property offers two spacious double bedrooms.

AMV: €270,000

BER D1

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 58.29 Sq. M. / 627 Sq. Ft.
- Built in the 1970's originally
- Totally renovated in recent years
- BER C2
- Natural gas fired central heating
- Two double bedrooms upstairs
- Off street parking
- South facing rear garden
- Quiet cul-de-sac location
- Walking distance to all local amenities
- Close to schools, supermarket, cafes, shops, gym
- Close to Apple Ireland HQ
- On the 201 and 203 bus routes

| LIVING ROOM

2.51m x 4.23m (8'2" x 13'8")

The cosy living room has attractive neutral décor, a fireplace with a plug-in insert, plenty of space for a two seater couch, one window overlooking the front of the property, recessed spot lighting, one television point. and high quality wooden flooring. A door allows access into the kitchen.



| KITCHEN/DINING

4.15m x 3.91m (13'6" x 12'8")

A spacious kitchen/dining area has attractive neutral décor, recessed spot lighting, one window to the rear of the property and quality tiled flooring. The kitchen features solid fitted units at eye and floor level with an extensive worktop counter and tile splashback.



It also includes space for a fridge freezer, space for a large oven, hob, extractor fan, plumbing for a washing machine, and space for a dryer here as well. A door from allows access into the bathroom.



| BATHROOM

2.09m x 1.89m (6'8" x 6'2")

The bathroom features a three piece suite including a shower cubicle incorporating a Triton T90SR electric shower. The room has one frosted window overlooking the rear of the property, fully tiled walls and floors, one heated towel rail and recessed spot lighting throughout. A door allows access out to the rear garden.



| STAIRS AND LANDING

3.23m x 0.9m (10'5" x 2'9")

The stairs and landing are fitted with carpet flooring throughout. There is one wall-mounted light piece, and an access hatch to the attic.

| BEDROOM 1

4.19m x 3.33m (13'7" x 10'9")

A large double bedroom that has one window to the rear of the property, plenty of space here for a wardrobe unit, recessed spot lighting, one radiator, access to the gas boiler, and wooden flooring, plus access to storage space.



| BEDROOM 2

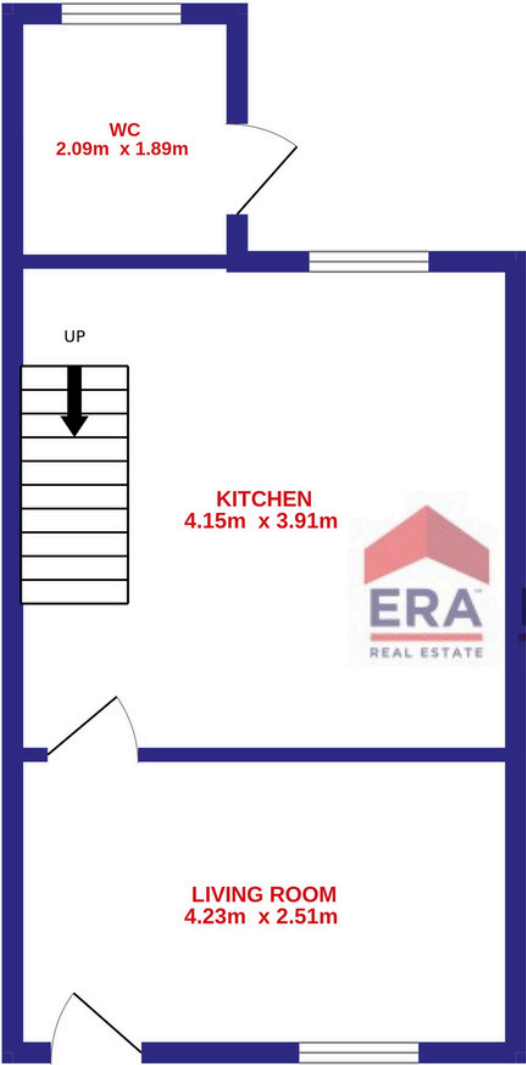
2.33m x 4.2m (7'6" x 13'7")

Another double bedroom has one window overlooking the front of the property, recessed spot lighting, one radiator, plenty of space for a wardrobe unit or a desk and wood flooring.

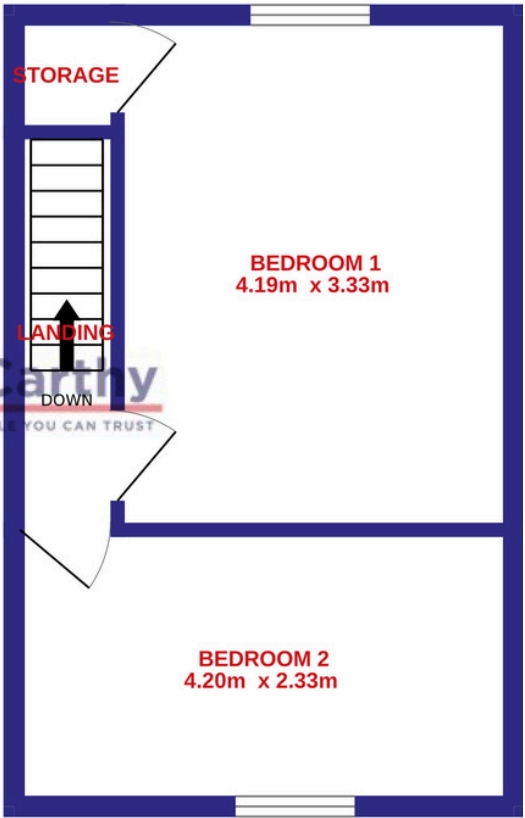


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR

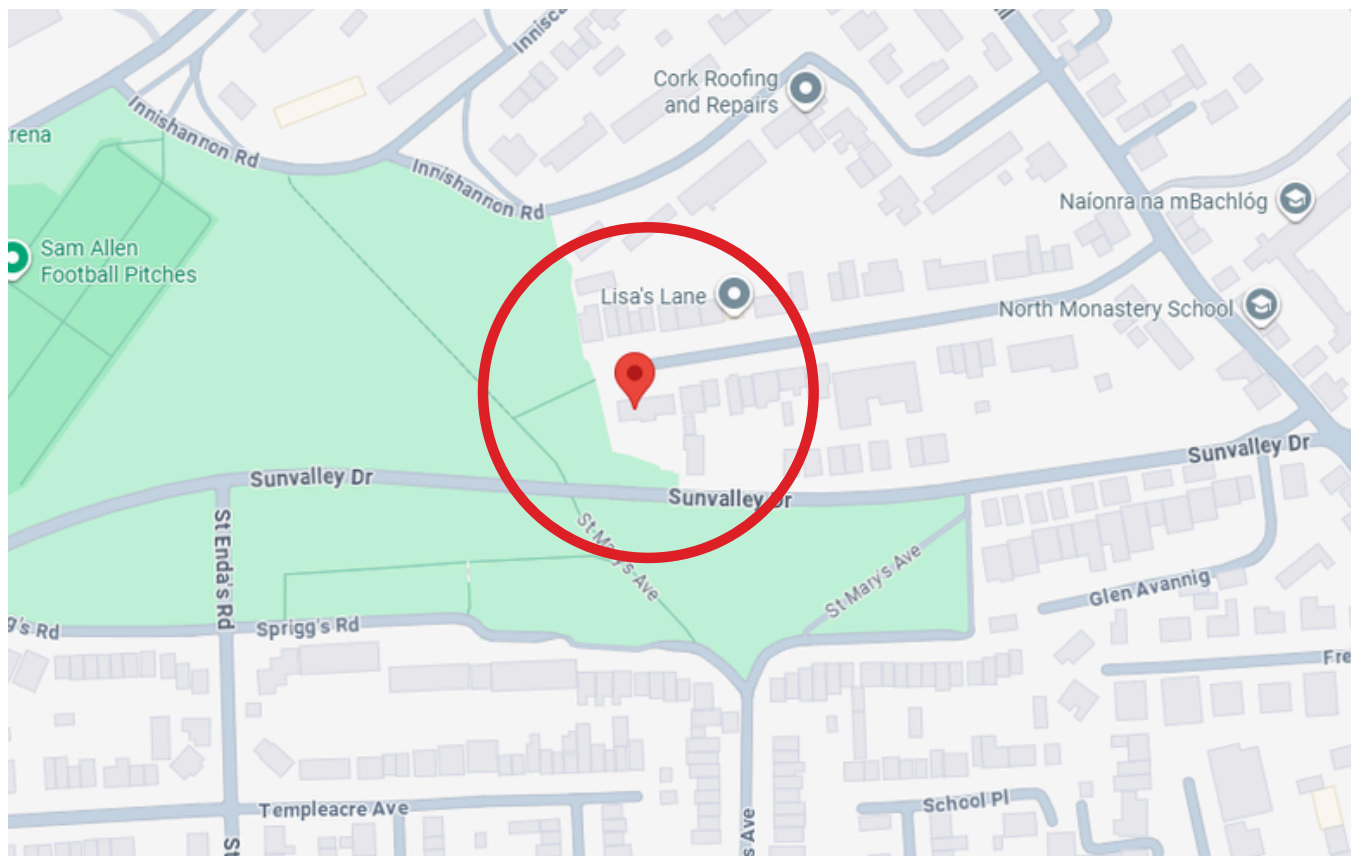


The front of the property has a concrete driveway that can accommodate off street parking for one vehicle. Concrete steps lead down to a the front door with frosted glass panelling, allows access into property.

The rear of the property boasts a south facing aspect and is fully enclosed on all sides with block built walls and wire fencing. There is a tiled patio area and a Barna shed which is ideal for storage.

| DIRECTIONS

Please see Eircode T23 C8WN for directions.



| ALL ENQUIRIES TO:



Michael Downey B.Comm, MIPAV, QFA
087 7777117
michael@eracork.ie



Caroline Downey BA, MSc, MIPAV MMCEPI
083 0255433
caroline@eracork.ie



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