ERA REAL ESTATE

Downey McCarthy

THE PEOPLE YOU CAN TRUST

41 Kerryhall Road, Fairhill, Cork



ERA Downey McCarthy Auctioneers are delighted to offer to the market this beautifully presented two bedroom mid-terraced property in Fairhill. This pristine property offers off street parking, an enclosed rear garden, and a convenient location close to local amenities including schools, supermarket, cafes, shops, gym, and Apple Ireland HQ.

Accommodation consists of reception hallway, living room, dining room, main bathroom and kitchen on the ground floor. Upstairs the property offers two spacious double bedrooms.

AMV: €275,000

BER G

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PSRA No. 002584

| FEATURES

- Approx. 62.6 Sq. M. / 674 Sq. Ft.
- Built in 1950
- BER G
- Pristinely presented throughout
- Most attractive décor
- Two double bedrooms
- Off street parking
- Enclosed rear garden
- Quiet cul-de-sac location
- Walking distance to all local amenities
- Close to schools, supermarket, cafes, shops, gym
- Easy access to Apple Ireland HQ Ireland in Hollyhill

| RECEPTION HALLWAY

3m x 0.93m (9'8" x 3'0")

A PVC door with frosted glass panelling allows access into the reception hallway. The reception hallway has high quality timber flooring, one centre light fitting, access to the electrical board, one radiator, and a door allowing access into the living room.



| LIVING ROOM

3.32m x 4.36m (10'8" x 14'3")

A beautifully decorated room that has one large window overlooking the front of the property, allowing in extensive natural light. The room has a continuation of the high quality wooden flooring, attractive built-in display cabinets, one radiator, plenty of space for a suite of furniture, and a fireplace with an electric insert. A door allows access into the dining room.



| DINING ROOM

2.32m x 2.51m (7'6" x 8'2")

The dining room has extensive dining space, access to under stair storage from this room, one centre light fitting, one radiator and quality wood flooring. A door leads you through to the main bathroom.



| MAIN BATHROOM

2.36m x 1.71m (7'7" x 5'6")

The bathroom features a four piece suite including a Triton T90Z electric shower fitted over the bath. The room has attractive décor with tiled walls, one frosted window overlooking the rear of the property, one centre light fitting, and laminate flooring.



| KITCHEN

3.62m x 2.51m (11'8" x 8'2")

Accessed via the dining room, the kitchen features solid fitted units at eye and floor level with an extensive worktop counter and tile splashback. The kitchen has, one centre light fitting, storage space, space for a fridge freezer, plumbing for a washing machine, and a tile flooring. A back door allows access out to the rear garden.



| STAIRS AND LANDING

0.81m x 1.83m (2'6" x 6'0")

The stairs and landing are fitted with carpet flooring throughout. The main landing has an access hatch to the attic and doors allowing access to both bedrooms.



| BEDROOM 1

4.38m x 3.33m (14'3" x 10'9")

This spacious double bedroom has one window overlooking the front of the property, built-in wardrobe units for storage, one centre light fitting, one radiator, attractive neutral décor and wooden flooring.



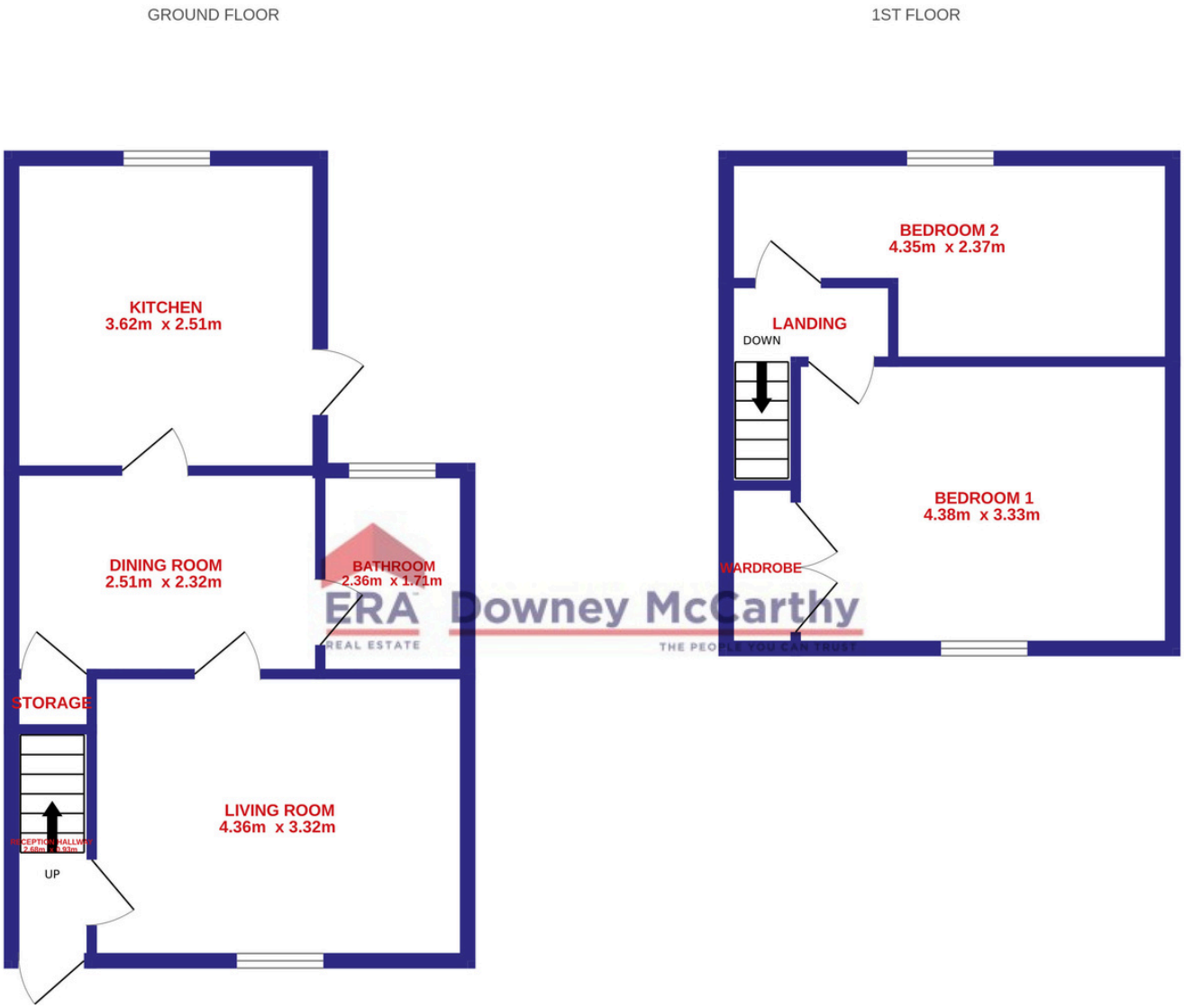
| BEDROOM 2

4.38m x 3.33m (14'3" x 10'9")

Another generous sized double bedroom that'shas one window overlooking the rear of the property, attractive neutral décor, one centre light fitting, one radiator and wood flooring.



| FLOOR PLAN


GROUND FLOOR
1ST FLOOR
KITCHEN
3.62m x 2.51m
DINING ROOM
2.51m x 2.32m
BATHROOM
2.36m x 1.71m
STORAGE
LIVING ROOM
4.36m x 3.32m
UP
BEDROOM 2
4.35m x 2.37m
LANDING
DOWN
BEDROOM 1
4.38m x 3.33m
WARDROBE
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| GARDENS AND EXTERIOR



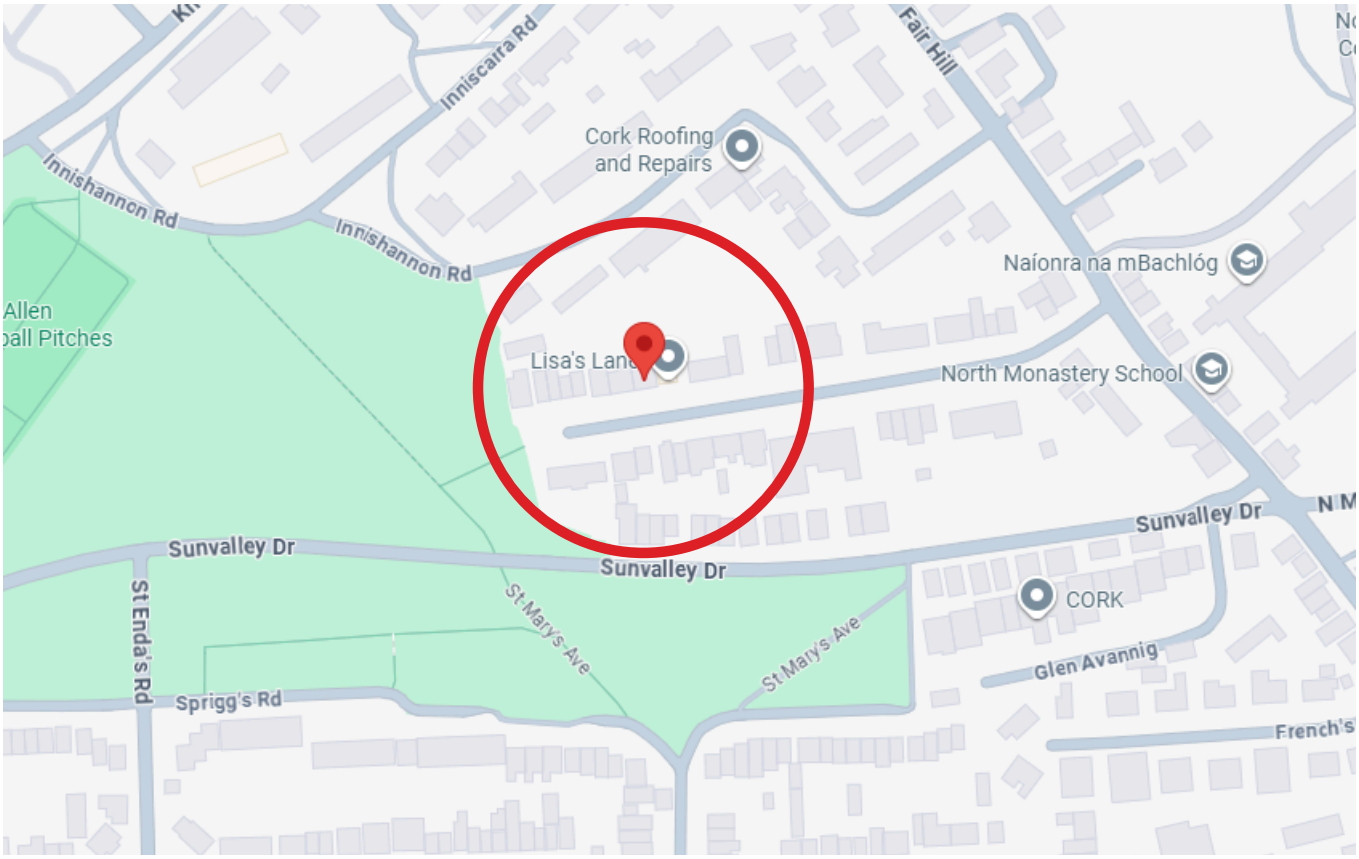



The front of the property has a concrete driveway that can accommodate off street parking for one vehicle. A concrete footpath allows access to the front door, and there is superb patio area which catches the sun throughout the day.

The rear garden is fully enclosed to all sides.

| DIRECTIONS

Please see Eircode T23 V0YN for directions.



| ALL ENQUIRIES TO:



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