

59 Mount Nebo Avenue, Gurrabraher, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this superbly presented two bedroom terraced property, benefiting from a sunny south facing aspect to the rear. Ideally located close to Cork city centre and within easy reach of Apple Ireland HQ, the property offers bright and well-proportioned accommodation throughout, together with an attractive rear garden enjoying excellent natural daylight.

Accommodation consists of a reception hallway, living room/dining area, kitchen and shower room on the ground floor. Upstairs, the property offers two spacious double bedrooms. The combination of its excellent condition, south facing rear garden and convenient location makes this an ideal first time buy or investment opportunity.

AMV: €225,000

BER C

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 55 Sq. M. / 592 Sq. Ft.
- Built in 1935
- BER C with potential to increase to A
- Gas fired central heating
- Double glazed windows
- No rent cap
- Two spacious double bedrooms
- South facing rear garden
- Off street parking
- Close proximity to Cork city centre and Apple HQ
- On the 202 and 202A bus route
- Ideal first time buy/investment opportunity

| RECEPTION HALLWAY

5.11m x 1m (16'7" x 3'2")

A PVC door with glass centre panelling allows access to a reception hallway, which has attractive laminate timber flooring and décor. There is one centre right piece, one radiator, and access to the main living room is gained from here.

| LIVING ROOM

4.08m x 3.55m (13'3" x 11'6")

A superb main living room benefits from a large window overlooking the rear garden, which is south facing and floods the room natural light. The area has impressive neutral décor, new high grade vinyl timber flooring, an open fireplace with built-in display cabinets, and a hot press area which is shelved for storage. There is one centre light piece, one radiator, two power points and one telephone point. A door from the room allows access to a kitchen.



| KITCHEN

1.84m x 2m (6'0" x 6'5")

The kitchen features modern fitted units at eye and floor level in an L-shape, with worktop counter space and tile splashback. The area has tile flooring and one window to the front of the property with a roller blind. The kitchen accommodates space for an electric oven, plumbing for a washing machine, space for a fridge freezer, one centre light piece and one extractor fan. There are 4 power points and the gas boiler is located here.



| SHOWER ROOM

1.84m x 1.3m (6'0" x 4'2")

Located on the ground floor, the shower room features a three piece suite including a Mira Sport electric shower. The area has impressive modern tiling from floor to ceiling, one window to the front of the property, one radiator, and one centre light piece.



| REAR LOBBY

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

A door off the living room allows access to a rear lobby, which offers extensive under stair storage. A PVC door with glass centre panelling from this area allows access to the rear garden.

| STAIRS AND LANDING

3.03m x 1.71m (9'9" x 5'6")

The stairs and landing are fitted with carpet flooring throughout. The main landing has one window to the rear of the property, offering superb views over Cork city and flooding the area with extensive natural light. There is one centre light piece, an access hatch to the attic, a carbon monoxide and a smoke alarm.



| BEDROOM 1

2.91m x 4.52m (9'5" x 14'8")

A spacious double bedroom has one window to the front of the property and is finished with attractive décor. There is newly fitted carpet flooring, one centre light piece, one radiator, two power points, and built-in storage space with shelving.



| BEDROOM 2

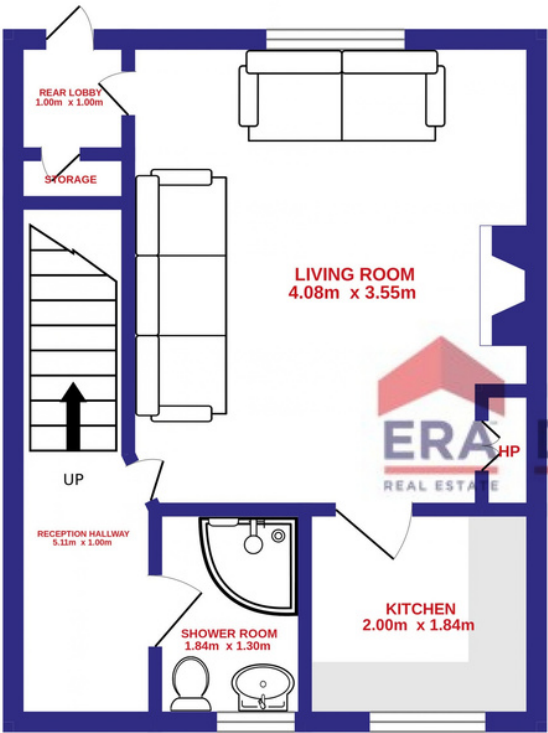
3m x 2.71m (9'8" x 8'8")

A large double bedroom has one window to the rear of the property offering panoramic views over Cork city. The room has attractive neutral décor, newly fitted carpet flooring, one radiator, one centre light piece, and two power points.

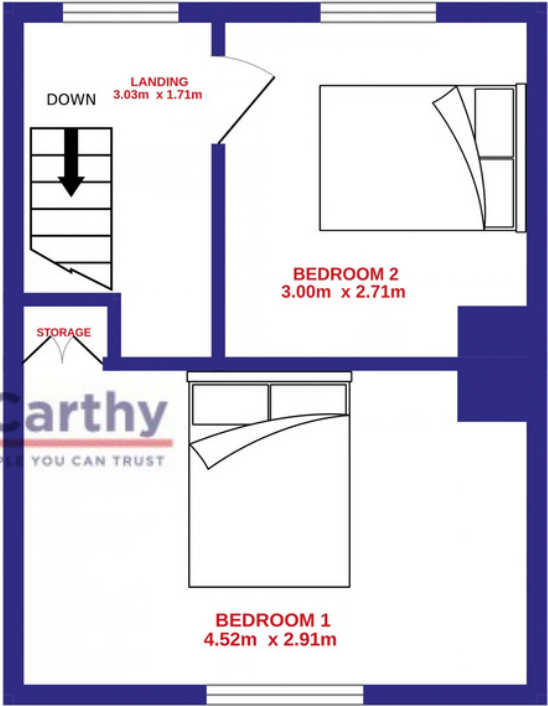


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR

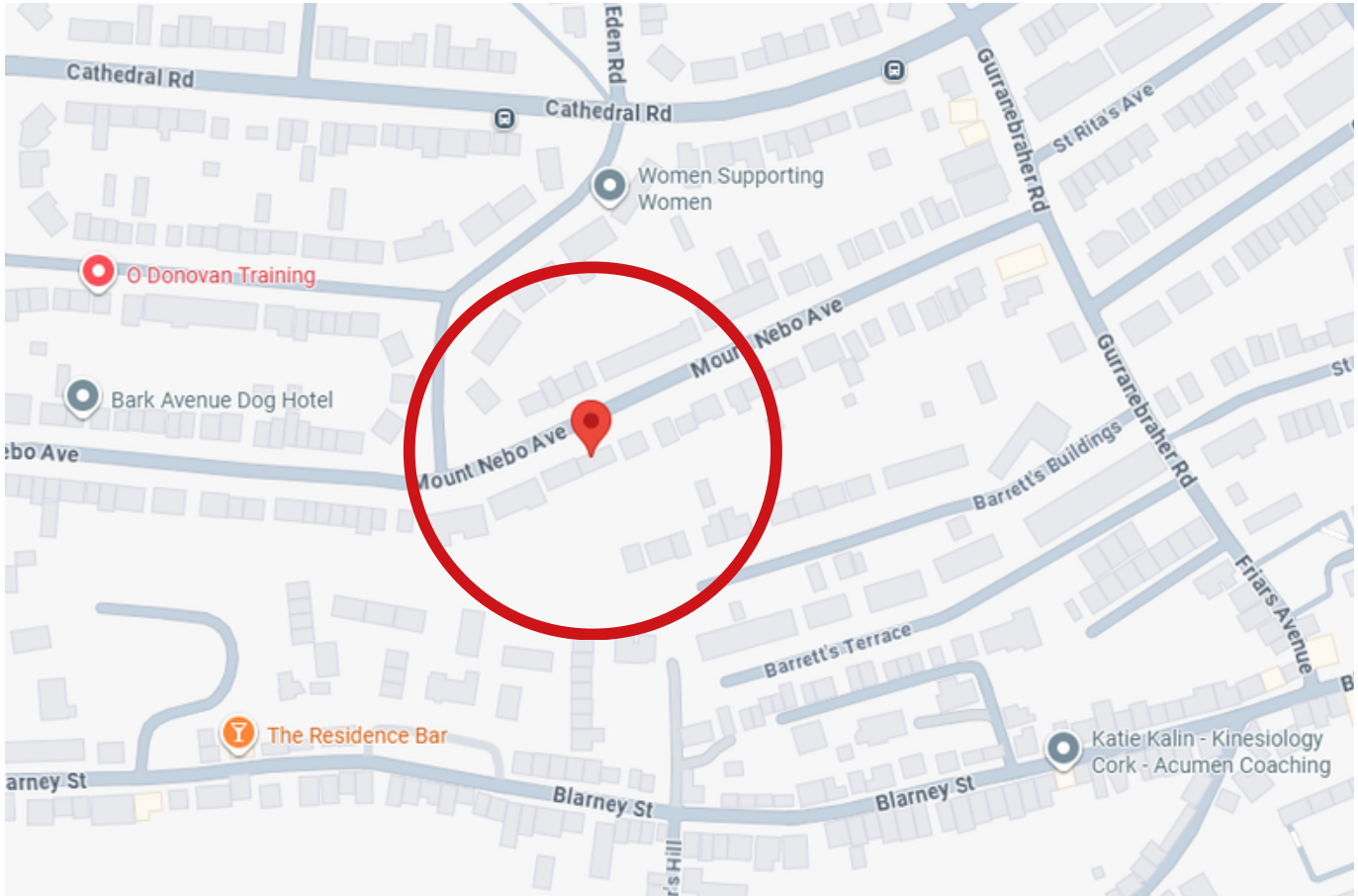


The front of the property has a concrete driveway facilitating off street parking for one car. Steps from the main footpath allow access to the front door.

The rear of the property is fully enclosed with a block built wall to the left and rear, and fencing on the right. The rear garden is laid to lawn and is flooded with natural light owing to its sunny south facing aspect. A Barna shed, ideal for storage, is included as part of the sale.

| DIRECTIONS

Please see Eircode T23 E9K2 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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