

## 6 St. Dominick's Terrace, Crosses Green, Cork City



ERA Downey McCarthy Auctioneers are delighted to present to the market this superbly positioned and newly renovated three bedroom end of terrace property, which is located just a stones' throw from Cork city centre and all amenities, including the proposed Cork Events Centre. The property has been refurbished to the highest of standards, and finished with top quality fixtures and fittings throughout. This presents a rare opportunity to purchase a city centre property in superb modern condition.

Accommodation consists of open plan kitchen/dining/living area, and guest w.c/utility space on the ground floor. Upstairs the property offers three bedrooms and the main bathroom.

**AMV: €295,000**

**BER C3**

**60 South Mall, Cork.**

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**PSRA No. 002584**

## | FEATURES

- Newly renovated city centre property
- Top quality finishes throughout
- Approx. 55.9 Sq. M. / 602 Sq. Ft.
- Originally built in 1908
- BER C3
- Double glazed PVC sash windows
- Three bedrooms
- Modern fitted kitchen and new appliances
- Enclosed rear yard
- Directly adjacent to the proposed Cork Events Centre
- A stones' throw to all amenities including restaurants, bars, pharmacy, medical centres, gyms, transport links, schools and more
- Walking distance to UCC
- Ideal first time buy/investment opportunity

## | OPEN PLAN KITCHEN/DINING/LIVING

5.99m x 4.23m (19'6" x 13'8")

A solid timber door with frosted glass panelling allows access into the open plan kitchen/dining/living area. This impressive and spacious room is flooded with natural light throughout. There is one window to the front of the property, one window to the rear, one Velux window over the kitchen area, and a door allowing access to the yard. The room has attractive laminate oak herringbone flooring, modern radiators, ample power points, recessed spot lighting, two smoke detectors, access to the fuse board, neutral décor, impressive timber railings, and a feature stone wall with original open fireplace.



The kitchen features modern fitted units in a U-shape painted in an attractive sage green colour scheme with contrasting marble effect worktop counter and tile splashback. The kitchen includes a stainless steel sink and drainer unit, integrated oven/hob/extractor fan, fridge freezer, ample storage space, and power points.

Doors allows access to the guest w.c/utility space, and rear yard respectively.



### | GUEST W.C/UTILITY SPACE

1.18m x 1m (3'8" x 3'2")

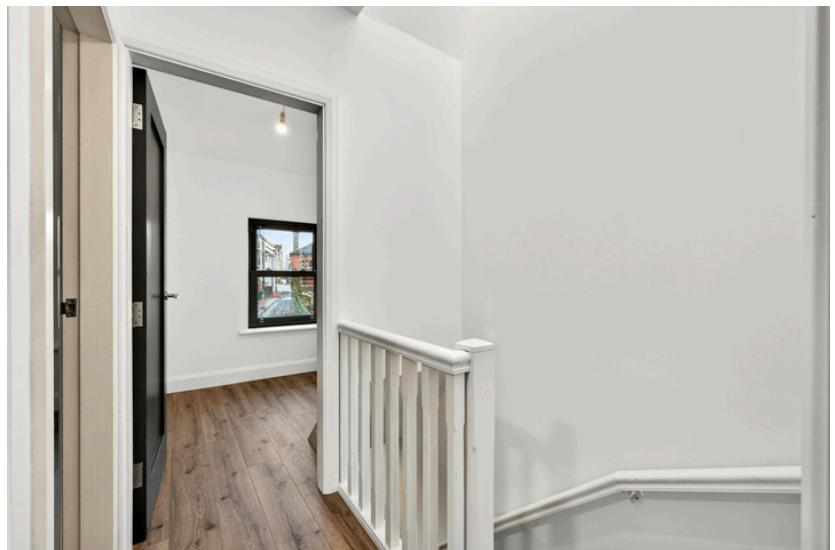
This room has a continuation of the attractive herringbone flooring, one centre light piece, one w.c with integrated wash hand basin, a washing machine, and a dryer.



### | STAIRS AND LANDING

1.7m x 1.7m (5'5" x 5'5")

The stairs are fitted with carpet flooring throughout. At the top of the landing there is one Velux window, high quality laminate flooring, neutral décor, one centre light fitting, an access hatch to the attic, and power points.



## | **BEDROOM 1**

3.15m x 2.24m (10'3" x 7'3")

This double bedroom has one window to the front of the property, high quality oak laminate flooring, neutral décor, one modern radiator, one centre light fitting, a smoke detector, and four power points.



## | **BEDROOM 2**

2.44m x 1.97m (8'0" x 6'4")

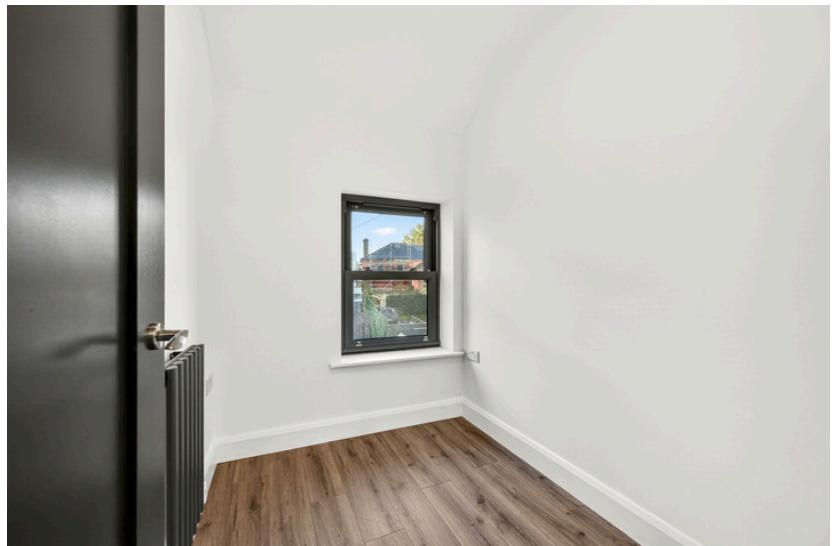
This bedroom has one window to the side of the property which overlooks the rear yard, high quality oak laminate flooring, neutral décor, one modern radiator, four power points, a smoke detector, and one centre light fitting.



## | **BEDROOM 3**

2.17m x 1.74m (7'1" x 5'7")

This single bedroom has one window to the front of the property, high quality oak laminate flooring, neutral décor, one modern radiator, four power points, a smoke detector, and one centre light fitting.



## | BATHROOM

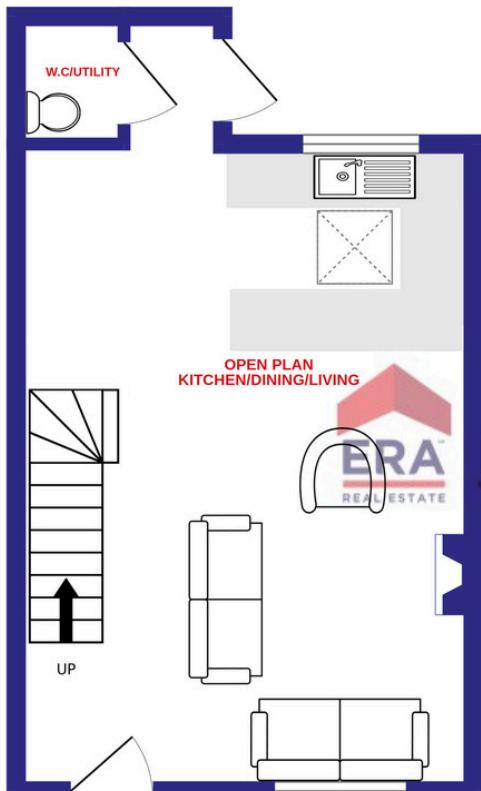
1.38m x 2.02m (4'5" x 6'6")

The main bathroom features a three piece suite including a large shower cubicle incorporating a Triton T80 electric shower, one window to the rear, impressive modern floor and wall tiling, attractive décor, one radiator, one extractor fan, and one centre light fitting.

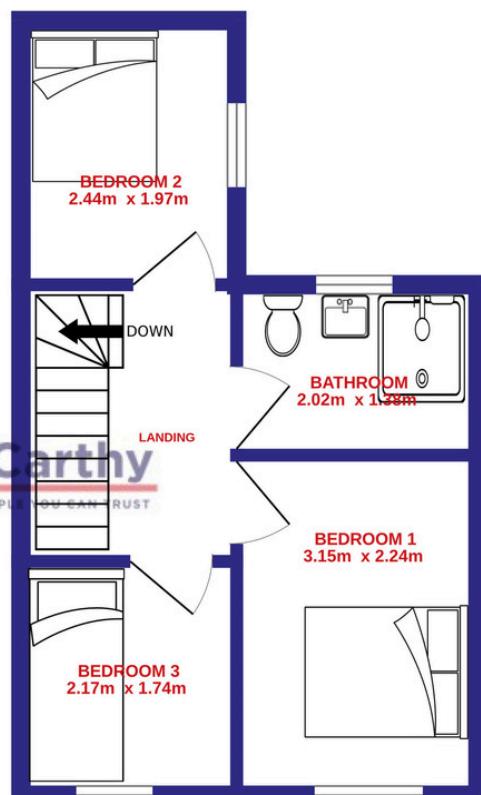


## | FLOOR PLAN

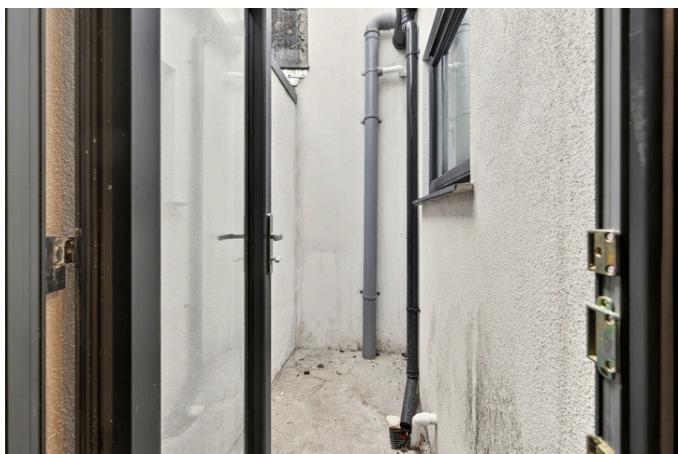
GROUND FLOOR



1ST FLOOR

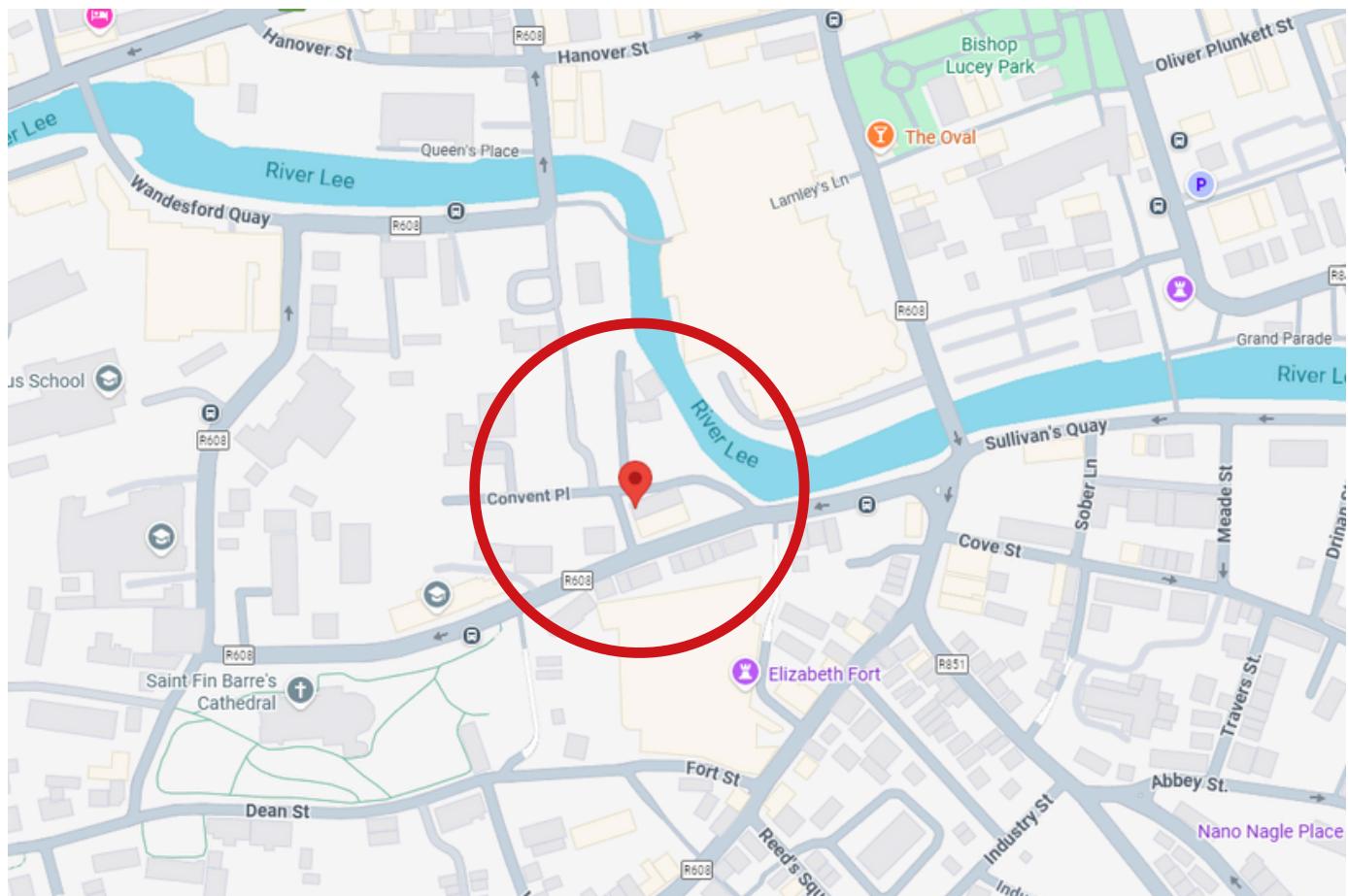


## | EXTERIOR



## | DIRECTIONS

Please see Eircode T12 W29A for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**

THE PEOPLE YOU CAN TRUST

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