

## 14 St. Mary's Place, Cathedral Road , Cork City



ERA Downey McCarthy are pleased to present this super 3 bedroom mid-terrace home to the market. This property boasts spacious living accommodation in an ideal location, just off Cathedral Road and adjacent to the 202 bus route serving the city centre, Apple Computers and Mahon Point. A great opportunity for investment or for first time buyers looking for a home in this ever-popular area which is within 15 minutes walking distance from Cork city centre.



AMV: €160,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 4.04m x 2.11m

A PVC and glass panel door allows access to the main reception hallway, which is divided into two sections. The front section of the hallway has vinyl flooring and houses the stairwell, one picture window, an alarm panel, ESB service board & meter and a light fitting. The inside section of the hallway has a radiator, a telephone point, smoke detector, smoke alarm and extensive under stair storage. This storage area is also divided into two sections, one small door here leads back to the stairwell and there is a cloakroom area to the front, which has a power point and a light.

- Living Room 4.15m x 2.63m

A bright and spacious living room with laminate wooden flooring and one large window which faces south and overlooks the front of the property. There is one centre light fitting, one radiator, one telephone point, two power points. and one fireplace which has a gas fire insert and a marble surround.



- Kitchen/Dining Area 4.88m x 2.27m

The kitchen/dining area has vinyl flooring and boasts a fitted stainless steel sink and a fitted gas oven along with additional space for a fridge freezer. There is a radiator, units at eye level on the far wall, four power points, a centre light fitting, and a timer for the gas boiler. There is a glass panel door which leads out to the back garden and an old-fashioned wooden door with a glass panel which leads to the bathroom.



- Bathroom 1.88m x 1.86m

This is a fine bathroom which has been designed to be used as a wet room as the floor drains into the shower unit. There is a Triton electric shower, fully tiled walls, two windows, one radiator, one towel rail, one hand rail, expel air fan, globe light fitting, Dimplex heater, fitted wash hand basin and a shaver light.

- First Floor Landing 2.53m x 2.12m

The first floor landing has carpet flooring, a centre light fitting, a smoke detector and solid, old-fashioned wooden doors allow access to all rooms.

- Bedroom 1 3.91m x 2.77m

This is a spacious double room with carpet flooring and one window that overlooks the front of the property which is framed by one curtain pole and net curtains. There is one radiator, one power point and a small, shelved storage area positioned over the stairs which is accessible from this room.



- Bedroom 2 3.71m x 2.64m

This double bedroom boasts vinyl flooring, large fitted wardrobes and one window which overlooks the rear of the property has a fitted curtain pole, net curtains and a blind. There is one radiator, a centre light fitting, three power points, and one telephone point.



- Bedroom 3                      2.6m x 2.11m

This is a single bedroom which has one window which overlooks the rear of the property. There is a centre light fitting, one radiator, an access hatch to the attic and the gas boiler is housed in this room.

## Features

- 64 Sq. M / 689 Sq. Ft. Approx.
- Built in the 1940/50's
- Bright South facing house
- Natural Gas Central Heating
- PVC Double Glazed windows
- 3 Bedrooms upstairs
- 1 Bathroom downstairs
- Long garden to the front with plenty of room for a driveway
- Spacious back garden with lots of potential
- Ideal first time buy/investment opportunity

## Directions

Please see Eircode T23 P97C for directions.



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