

## 32 Sarsfield's Terrace, Richmond Hill, Cork City



Judy O'Brien of ERA Downey McCarthy Auctioneers is delighted to present to the market this ideally located two bedroom terraced home, situated in a prime city centre location a short walk to Cork city centre, St. Luke's Cross, and all amenities. While in need of modernisation, this property would be an ideal first time buy or investment opportunity.



**AMV: €195,000**



**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Superb potential
- Approx. 58 Sq. M. / 1,461 Sq. Ft.
- Originally built in 1890
- Quiet cul-de-sac location
- BER G
- Electric heating
- Gas fire and cooker
- Double glazed PVC windows
- Re-roofed approx. 15 years ago
- Re-wired approx. 5 years ago
- Newly installed front and rear doors
- Two double bedrooms
- Adjacent to Bell's Field public park
- A short walk to St. Luke's Cross and Cork city centre

## | RECEPTION HALLWAY

2.6m x 0.88m (8'5" x 2'8")

The hallway has carpet flooring, one centre light piece, and power points.



## | LIVING ROOM

2.61m x 3.23m (8'5" x 10'5")

The living room has one window overlooking the front of the property, carpet flooring, one centre light fitting, a feature fireplace, one radiator. Double doors allow access the formal dining room/second living space.





## **DINING ROOM/LOUNGE**

2.86m x 3.39m (9'3" x 11'1")

This versatile room has a continuation of the carpet flooring, one centre light fitting, a feature fireplace, one radiator, power points, under stair storage, and one window overlooking the kitchen.



## **KITCHEN**

1.9m x 3.42m (6'2" x 11'2")

The kitchen has built-in units at eye and floor level with worktop counter, a stainless steel sink, plumbing for a washing machine, space for an oven, space for an under counter fridge. The room has neutral décor, one centre light fitting, vinyl flooring, one window overlooking the rear yard, and a door allowing access to same.



## **BATHROOM**

3.3m x 0.87m (10'8" x 2'8")

Located on the ground floor, the main bathroom features a three piece suite including a built-in shower cubicle, vinyl flooring, wall tiling, one centre light fitting, and one frosted window to the rear.



## | STAIRS AND LANDING

The stairs and landing are fitted with carpet flooring throughout. The landing has one window to the rear.

## | BEDROOM 1

2.63m x 4.24m (8'6" x 13'9")

This spacious double bedroom has two windows overlooking the front of the property carpet flooring, one centre light fitting, one large radiator, and power points.



## | BEDROOM 2

2.82m x 3.04m (9'2" x 9'9")

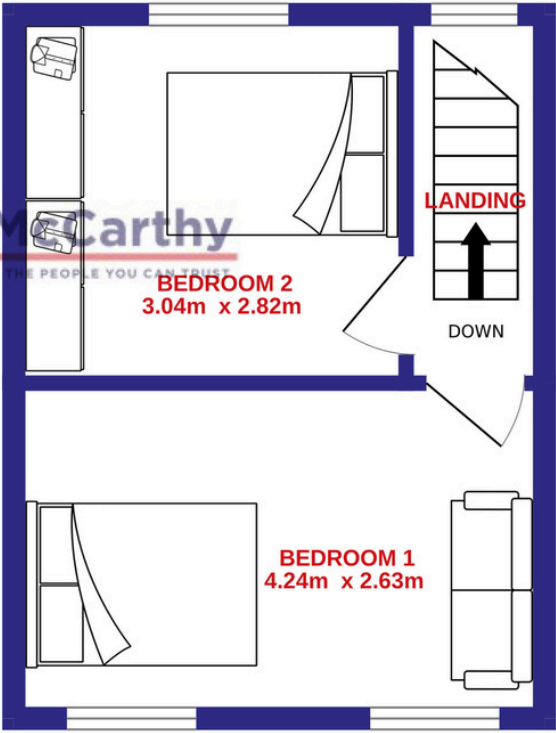
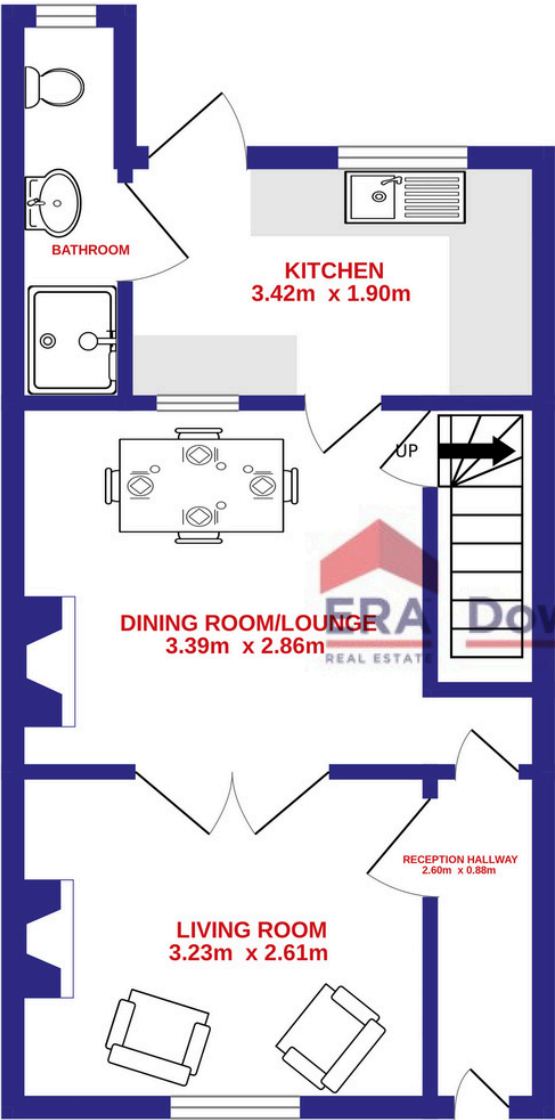
Another double bedroom has one window overlooking the rear of the property, carpet flooring, extensive built-in wardrobe units for storage, and one wall-mounted light fitting.



| FLOOR PLAN

GROUND FLOOR

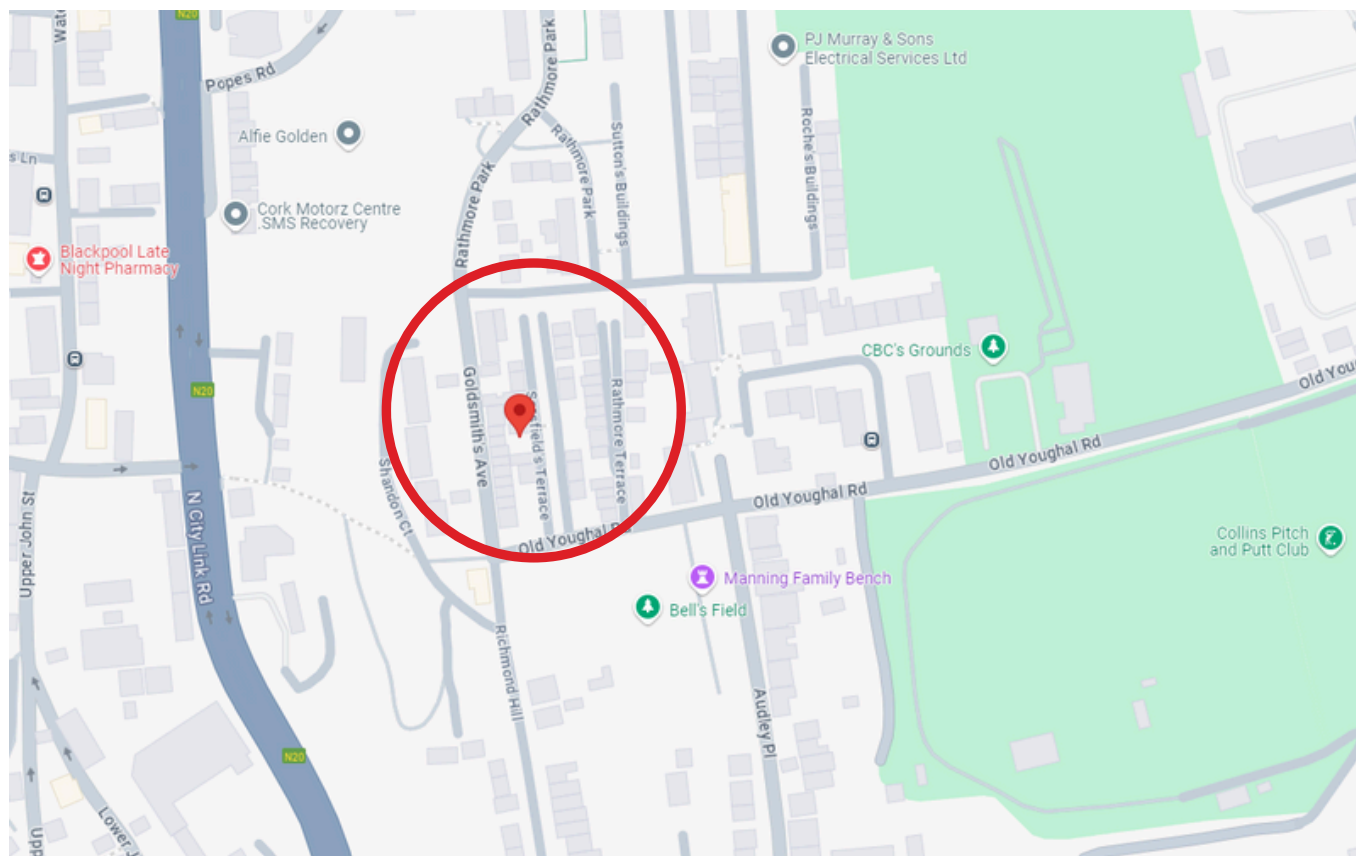
1ST FLOOR





## | DIRECTIONS

Please see Eircode T23 PT0X for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

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