

## 19 Barrett's Terrace, Off Blarney Street , Gurranabraher, Cork City



ERA Downey McCarthy auctioneers are delighted to launch to the market this super three bedroom mid terrace property situated in a very convenient area, just off Cathedral Road and close to Blarney Street. This property has great potential to make a wonderful family home.



AMV: €160,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 3.88m x 1.84m

The front door is PVC with a glass ornate insert. The hallway has vinyl flooring and storage underneath the stairs, one ceiling light, one telephone point and two power points.

- Living Room 4.7m x 2.88m

The living room has one window overlooking the front of the property and vinyl flooring. Features include a marble fireplace, built-in storage, seven power points and one centre light fitting.



- Kitchen 2.7m x 3.2m

The kitchen has one window overlooking the back of the property and a PVC door with glass panel allows access to the rear. Features include built-in units at eye level, stainless steel sink with tile splash back and space for an oven, fridge and washing machine. The room also has one centre light fitting and six power points. A door leads into the main bathroom.



- Bathroom 1.85m x 1.5m

The main bathroom has a frosted window overlooking the rear of the property. The room has fully tiled walls and floors, one W.C, one wash hand basin and a walk-in shower cubicle with a Triton electric shower fitted overhead.



- Stairs and landing 0.88m x 2.1m
- Bedroom 1 2.89m x 4.87m

The stairs and landing are fully carpeted throughout. The landing area has one centre light piece and provides access to the attic.

The main bedroom is located towards the front of the property with two windows providing extensive natural light. The room has built-in wardrobe space, one light fitting, built-in storage, one telephone point and four power points.



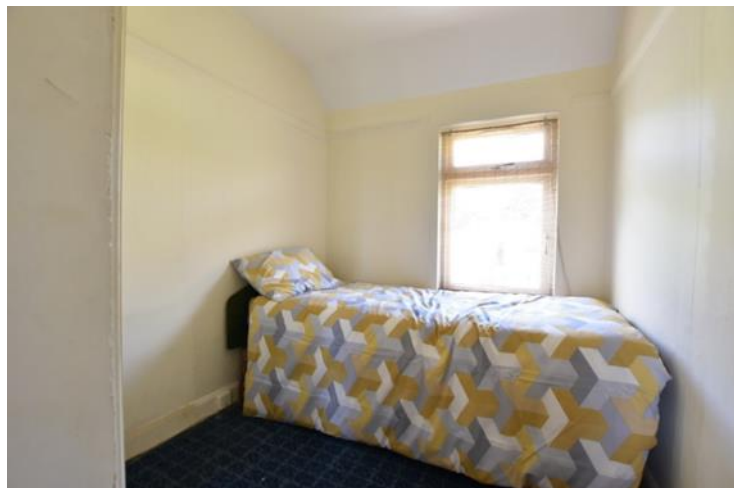
- Bedroom 2 3.7m x 2.62m

A double room with one window overlooking the rear of the property. Features include carpet flooring, one centre light piece and a built-in wardrobe.



- Bedroom 3 2.7m x 2.1m

A single bedroom with with one window overlooking the rear. This room has carpet flooring, a built-in wardrobe, one centre light fitting and a phone point.



## Features

- 64 Sq.M / 689 Sq.Ft
- Built in the 1940's
- BER F
- Close to all amenities
- 10 Minute walk to Cork city centre
- Adjacent to the No 202 Bus Route serving Apple & Mahonpoint
- Excellent first time buy/Investment

## Directions

Please see Eircode T23 X6V4 for directions.



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