

2 Hillcrest Close, Blarney Road, City Centre Nth, Cork City

BER E1



Garry O'Donnell of ERA Downey McCarthy Auctioneers is pleased to offer to the market this neatly presented, three bedroom semi-detached property positioned within a quiet cul-de-sac location. The property benefits from its close proximity to Apple Ireland's plant in Hollyhill which is a mere 5 minute walk, it's location adjacent to all amenities and from a superb south-facing rear aspect.



AMV: €200,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 5.6m x 1.7m

A PVC door with glass centre and side paneling allows access to the reception hallway. The reception hallway has a mix of flooring that includes tiling on the in-step of the door and semi-solid oak timber flooring throughout the remainder of the hallway. Features include one centre light piece, one radiator, extensive under stair storage, one phone point and a guest W.C.

- Guest W.C

The guest W.C has a two piece suite, vinyl floor covering, one window to the side of the property and one centre light piece.

- Main Living Room 5.5m x 3.6m

A spacious main living room flooded with natural light has one window to the front of the property including roller blind. The room has semi-solid oak timber flooring, a fireplace with gas insert, one centre light piece and two wall mounted light pieces. There is coving surrounding the ceiling, wall mounted shelving, one radiator, four power points and one television point. Double doors with glass paneling allow access into the kitchen/dining area.



- Kitchen/Dining Area 3.4m x 5.5m

The kitchen features units at eye and floor level in an L-shape with extensive worktop counter space and a tile splash back. The kitchen includes tile flooring, a stainless steel sink and one window to the rear of the property with a roller blind. Other features include one centre light piece, plumbing for a washing machine, space for a cooker and space for a fridge freezer.

The dining area has semi-solid oak timber flooring and a sliding door allows access to the rear garden. The area has one centre light piece, one radiator and throughout the room there are eight power points, two television points and one telephone point.



- Stairs and landing

The stairs and landing are fitted with carpet flooring. The landing has one window overlooking the side of the property, one centre light piece, access to the attic and one power point.

- Bedroom 1 4.5m x 3.4m

Located at the rear of the property the room has one large window offering panoramic views over the entire Cork city area. The room has carpet flooring, built-in units from floor to ceiling, one centre light piece, one large radiator, one telephone point and two power points.



- Bedroom 2 3.9m x 3.4m

A large double room has one window to the front of the property which includes a net blind. The room has carpet flooring, neutral décor, one centre light piece, one radiator, two power points and one television point.



- Bedroom 3 2.8m x 2.4m

A single room has one window to the front of the property with a net blind. The room has carpet flooring, one radiator, one centre light piece, one power point and storage.

- Main Bathroom 2.9m x 2.0m


The family bathroom features a three piece suite with a shower fitted over the bath. The room has tiling throughout, one window to the rear of the property, recess spot lighting, one radiator and located within the bathroom is a hot press area. The hot press is shelved for storage.

Features

- 99 Sq.M / 1066 Sq.Ft
- BER E1
- Excellent investment opportunity with a potential rental income of €1500 per month/First time buy
- 5 minute walk to Apple Ireland
- South facing aspect
- Magnificent views over Cork city from first floor level
- A mix of double glaze, pvc and single glazed windows
- Gas fired central heating
- Built in 1982

Directions

Please see Eircode T23 DPR9 for directions.

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|  | <p>Garry O'Donnell 60 South Mall, Cork 087 7522244 garry@eracork.ie</p> |
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