

**221 Blarney Street,
Cork**

2/3 Bed house with Development Potential



Attention builders!! Irish & European are delighted to offer for sale this 2/3 bedroom -bedroom residence in need of complete renovation with a large side and rear garden. The property is situated within walking distance of UCC, Apple Computers and Cork City Centre. This represents an excellent opportunity to acquire a property with further development potential subject to planning permission with all the conveniences of City living. Viewing comes highly recommended and is strictly by prior appointment.

Accommodation:

Ground Floor Accommodation:

Hall: Linoleum Flooring, Under stairs Storage.

Lounge: 13ø7ö x 7øø, 4.16m x 2.37m
Carpet Flooring, Tiled Fireplace.

Kitchen: 11øø x 12ø8ö, 3.58m x 3.87m
Linoleum Flooring, Access to Rear Yard.

Shower Room: 6ø7ö x 7øö, 2.05m x 2.27m
W.C., whb, shower unit.

Stairs/Landing: Carpet Flooring/ Landing Window.

Bed 3/ Study: 7ø8ö x 7ø11ö, 2.34 m x 2.41m.
Carpet Flooring.

1st Floor Accommodation:

Bed 1: 14ø2ö x 9ø8ö, 4.32m x 2.99m.
Carpet Flooring, Velux Window.

Bed 2: 8ø x 9ø2ö, 2.45m x 2.79m.
Carpet Flooring.

Grounds: The property has the benefit of a double gated side entrance with development potential subject to planning permission. Good size gardens to rear that are elevated from the residence and side entrance.

Services: Mains water, sewerage, electricity.

Heating: Solid fuel

BER: BER: G BER Number: 109571398
Energy Performance Indicator: 140.58 kWh/m²/yr

Title: Advised Freehold

Price: €140,000

Eircode: T23 A2V8

Negotiator: Robert O'Keeffe.
Email: robert@irishanduropean.ie Tel: **086-2469204**

Solicitor: James A. Sheridan & Co Solicitors, Unit 1, The Mall, Riverside Way, Midleton, Co. Cork

Directions: From Cork City proceed over the North Gate Bridge onto Shandon Street, take the first left onto Blarney Street. The property is situated towards the top of Blarney Street on the right-hand side prior to the turn off to Sundays Well Avenue.



DISCLAIMER: Note the above particulars are confidential and are given on the strict understanding that all negotiations shall be conducted through this firm. Every care has been taken in their preparation, but we do not hold ourselves responsible for any inaccuracies. Intending purchasers / lessees must satisfy themselves as to the accuracy of the details given to them either verbally or as part of this brochure. All reasonable offers will be submitted to the owners for consideration.