



93 Friar Street
Cork

Lisney | Sotheby's
INTERNATIONAL REALTY



93 Friar Street, Cork

Features

- Excellent Location within city centre
- Gas Central Heating
- Two double Bedrooms
- South facing porch

Lisney Sotheby's International Realty are delighted to present an attractive two bedroomed terraced dwelling located within a few minutes' walk of Cork City centre. The property constructed in the 1880's offers character and original features throughout and was modernised by its current owners and extends to approximately 68 sqm (731 sqft). The Accomodation in brief extends to an entrance hall, open plan living/dining area, kitchen and family bathroom all on ground floor level. The first floor offers two double bedrooms with velux windows offering plenty of natural light. The property is heated by means of gas central heating and is connected to mains water. There is access to an outside porch and garden decking which benefits from a directly south facing aspect. There is on street parking to the front of the property.

The property is within easy reach of the N27 and N40 South Ring Road and is approximately 1.3km east of University College Cork and Bon Secours Hospital. There are an abundance of both primary and secondary schools within the area to include: Scoil Mhuire, Ashton secondary school, Eglantine, Regina Mundi, Scoil Christ Ri, Christ King Girls and St. Anthony's boys schools. The property is well serviced by public transport with No. 205 bus route running in and out of Cork City frequently.

Accommodation

Entrance Hallway: Wooden flooring and recessed lighting.

Living/Dining: Located off the entrance hall, this room offers two distinct uses with mantelpiece and fireplace with original wood from Army Barracks contains a gas connection, built in storage units and finished with wooden flooring and recessed lighting.

Kitchen: The kitchen is completed with eye level units and countertop to include: oven, hob, fridge/freezer and washing machine. Finished with slate tiling on the floor.

Family Bathroom: A three piece suite to include corner shower fitted, w.c and wash hand basin, fully tiled.

Bedroom 1: A fine double room with fireplace and velux window overlooking front of property, finished with wooden flooring.

Bedroom 2: A double bedroom with wooden flooring and velux window.

Outside: The front of this property offers on street parking. The rear garden/porch is accessed off the kitchen and has steps leading up to decking area benefiting directly from a south facing aspect. Stone wall offering enhance privacy.

BER Information

BER: D2. BER No: 117501726

EPI: 290.17 kWh/m²/yr.

Eircode

T12 X3VT



OFFICES

29 Dunville Avenue,
Ranelagh, Dublin 6,
D06 K283.
T: 01 662 4511
E: ranelagh@lisneysir.com

51 Mount Merrion Avenue,
Blackrock, Co. Dublin,
A94 W6K7.
T: 01 280 6820

8 Railway Road, Dalkey,
Co. Dublin, A96 D3K2.
T: 01 285 1005

103 Upper Leeson Street,
Ballsbridge, Dublin 4,
D04 TN84.
T: 01 662 4511

St. Stephen's Green House,
Earlsfort Terrace, Dublin 2,
D02 PH42
T: 01 638 2700

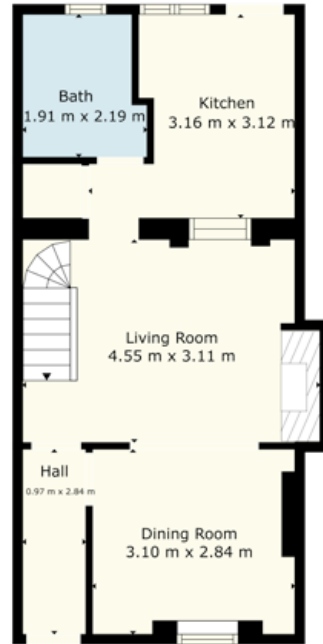
55 South Mall,
Cork, T12 RR44
T: 021 427 8500



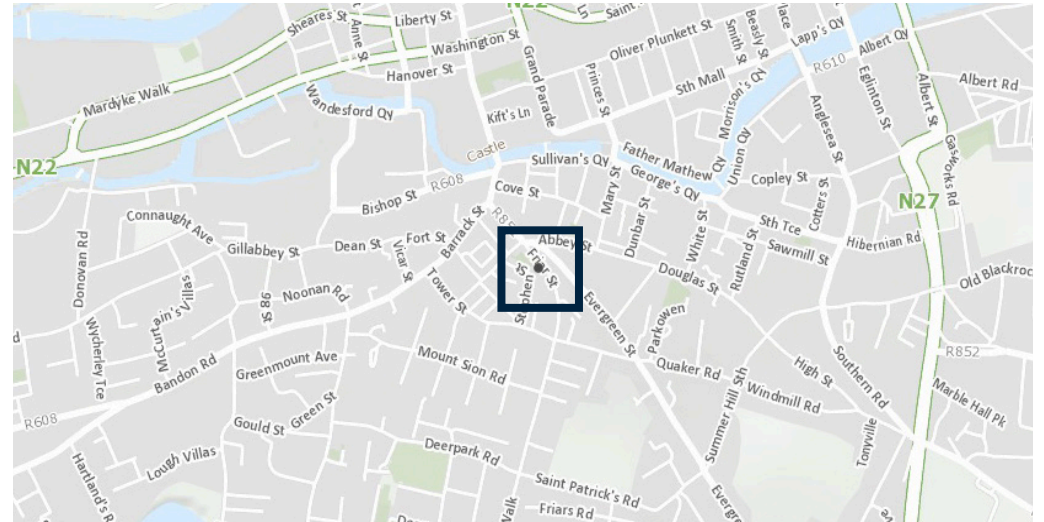
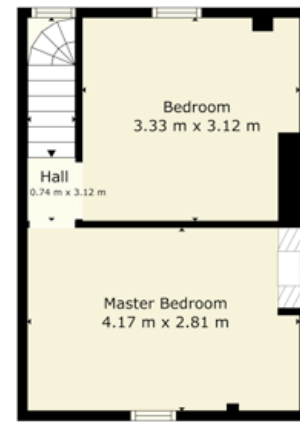
lisneysir.com

FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



Copyright Ordnance Survey Ireland/Government of Ireland
Licence No. C7AL0316581

Lisney Sotheby's International Realty is an Independently Owned and Operated Company.

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney Sotheby's International Realty, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney Sotheby's International Realty as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney Sotheby's International Realty as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney Sotheby's International Realty, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney Sotheby's International Realty. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848.

