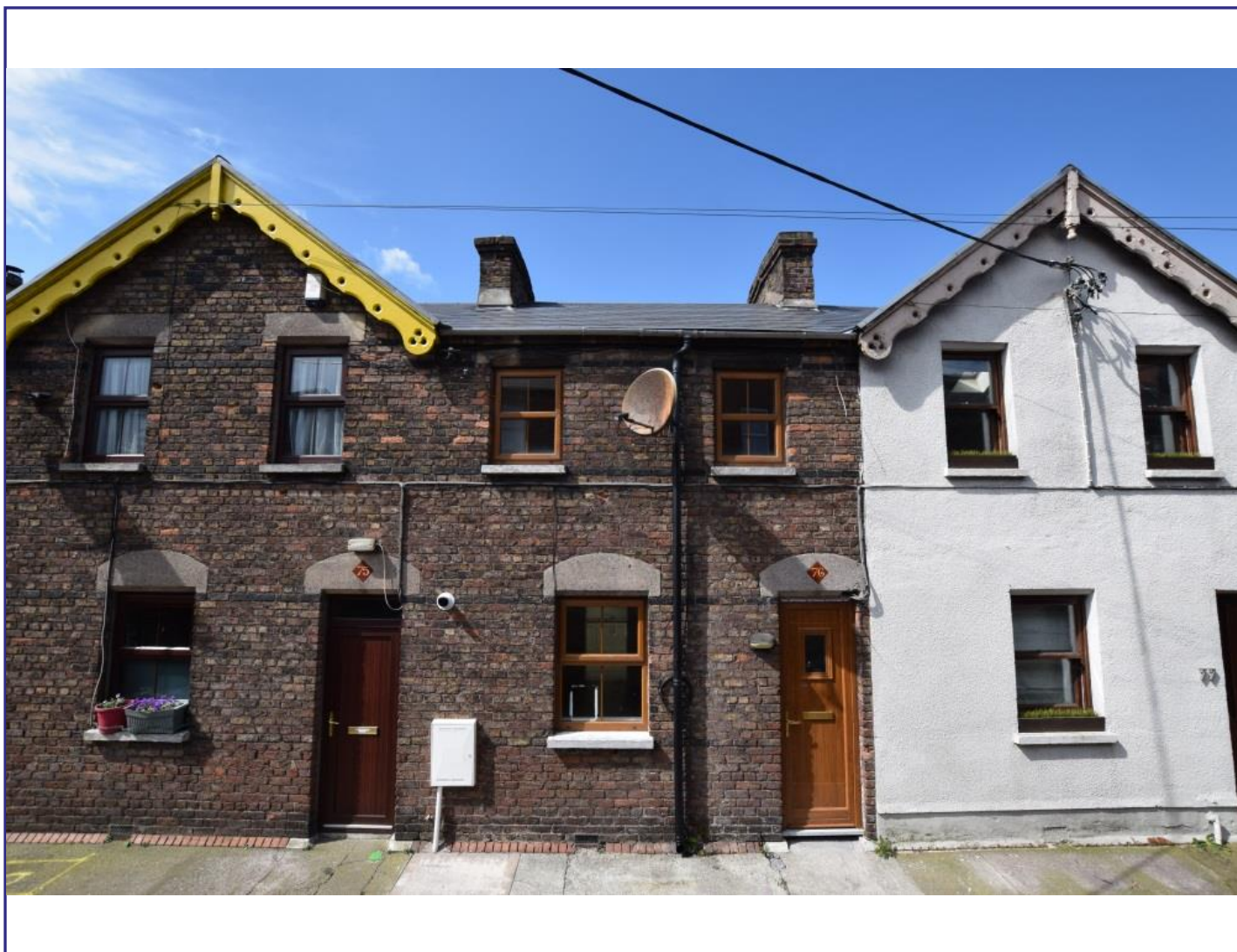


## 76 Rathmore Terrace, Old Youghal Road, Cork City, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is excited to launch to the market this newly renovated two bedroom townhouse located in the much sought after area in the heart of Cork city centre. The property has just gone through an extensive make over internally and comes to the market in what can only be described as pristine condition with no expense spared on quality finishes throughout.



€195,000

PSRA Licence No. 002584

## Accommodation

- Living Room 5.34m x 3.87m

A superb open plan living room/dining room has one window to the front of the property. The room has attractive décor with new high quality light walnut laminate timber flooring. There are two centre light piece, two smoke alarms, two radiators, seven power points, two phone points, one television point and one thermostat control for the heating.

An open arch from the room allows access into the kitchen.



- Kitchen 2.76m x 1.7m

The extended kitchen features new fitted units in an ivory colour scheme with a contrasting walnut worktop counter. The area has high shine floor tiling and a tile splash back. There is a velux window which floods the room with natural light, one centre light piece, one smoke alarm, one radiator and six power points within the room. Other features include a stainless steel sink, space for a fridge freezer, space for a cooker and an integrated extractor hood. A door off the kitchen allows access to a utility room.



- Utility Room 1.53m x 1.05m

This area has a continuation of the tile flooring from the kitchen. There is plumbing for a washing machine, space for a drier and a built in worktop counter unit. The area offers two power points and

one centre light piece. A door from here allows access to the bathroom.

- Shower room 1.59m x 1.52m

The shower room features a two piece suite with a corner shower area incorporating a Mira Elite QT electric shower. The room has a tiled floor, tiling from floor to ceiling, one centre light piece, one extractor fan and wiring for one wall mounted light piece. A glass fan light between the kitchen and shower area allows natural light into the room.

- Stairs and landing

The stairs and landing have been fitted with carpet flooring. The landing area offers one centre light piece, one smoke alarm, access to the attic and one window looks out to the rear of the property which allows extensive natural light to flow into the area.

- Bedroom 1 2.55m x 4.08m

A superb double bedroom has two windows to the front of the property. The room has high quality laminate timber flooring and an impressive array of built-in units. There is one large radiator, one centre light piece and six power points.



- Bedroom 2 2.71m x 3.24m

A magnificent double room has one window to the rear of the property giving breath-taking views over Cork City. The room has neutral décor, high quality laminate timber flooring, built-in units from floor to ceiling, one large radiator and four power points.



## Features

- New double glazed windows
- 592 ft²
- New gas fired central heating system to include a high efficient gas boiler
- New fitted kitchen
- New laminate timber flooring
- Superb tile flooring in the kitchen and bathroom
- Fully insulated
- Newly rewired
- Much sought after residential location
- Superb city views from the rear of the property
- Ideal investment opportunity/first time buy
- Potential rental income of €1,350 per month

## Directions

Please see Eircode T23 C7XP



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