

7 Chapel Hill, Shandon, Cork City



ERA Downey McCarthy are delighted to present to the market this charming two bedroom end of terrace property, situated in a very popular location just off Roman Street in the historic area of Shandon, Cork. While in need of some modernisation, this property benefits from its superb position close to the North Cathedral and all the amenities of the city centre.



Viewing comes highly recommended.

AMV: €195,000



60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 61.25 Sq. M. / 659 Sq. Ft.
- Built in 1890 approx.
- BER G
- Two living rooms
- Two bedrooms upstairs
- Maintenance free rear yard
- Super convenient location
- Close to all amenities including shops, schools, pharmacies, restaurants, pubs and cafes
- 5 minutes' walk to Cork city centre
- On street parking
- On the 202 bus route

| RECEPTION HALLWAY

1.6m x 1.13m (5'2" x 3'7")

A solid teak door with frosted glass panelling allows access into the main reception hallway. The hallway features laminate timber flooring, an electrical service board, alarm control panel and one centre light fitting.



| LIVING ROOM

3.67m x 3.48m (12'0" x 11'4")

The living room has timber flooring, one window to the front of the property, centre light fitting, a feature fireplace with electric insert, a radiator and neutral décor. A door allows access into the formal dining room.



| DINING ROOM

4.09m x 3.45m (13'4" x 11'3")

The dining room has laminate flooring, centre light fitting, a feature fireplace with electric insert, a large radiator, under stairs storage and neutral décor. A door allows access into the kitchen extension.



| KITCHEN

3.51m x 1.93m (11'5" x 6'3")

The kitchen features solid fitted units at eye and floor level with an extensive worktop counter and tile splashback. The area has tile flooring, centre light fitting, space for a fridge freezer, oven/hob/extractor fan, plumbing for a washing machine, radiator and power points. There is one window overlooking the rear yard and a door allows access to same.



| BATHROOM

2.03m x 1.48m (6'6" x 4'8")

The bathroom features a three piece suite including a built-in shower cubicle incorporating a Mira electric shower, a window to the rear, floor and wall tiling, centre light fitting, neutral décor and one radiator.



| STAIRS AND LANDING

3.14m x 0.9m (10'3" x 2'9")

The stairs and landing features carpet flooring throughout. At the top of the landing there is access to the attic.

| BEDROOM 1

3.6m x 3.43m (11'8" x 11'2")

A spacious double bedroom has two windows to the front of the property, original wooden flooring, one centre light fitting and one large radiator.



| BEDROOM 2

3.14m x 2.42m (10'3" x 7'9")

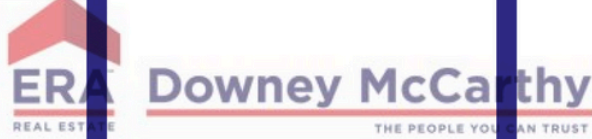
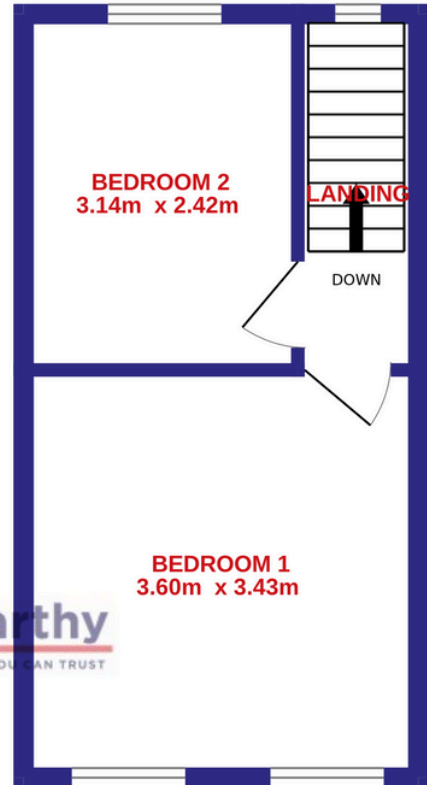
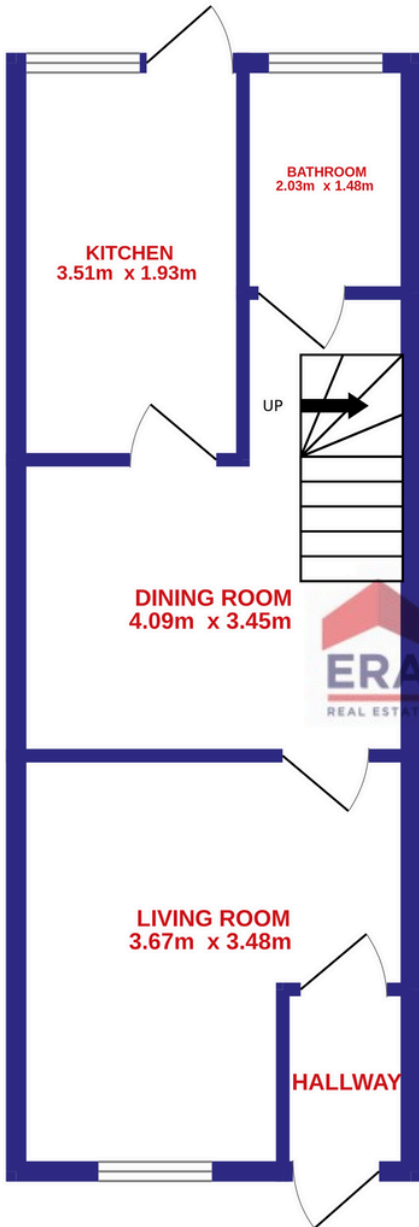
This bedroom has a window overlooking the rear of the property, original wooden flooring, centre light fitting and a radiator. The gas boiler is housed within this room.



| FLOOR PLAN

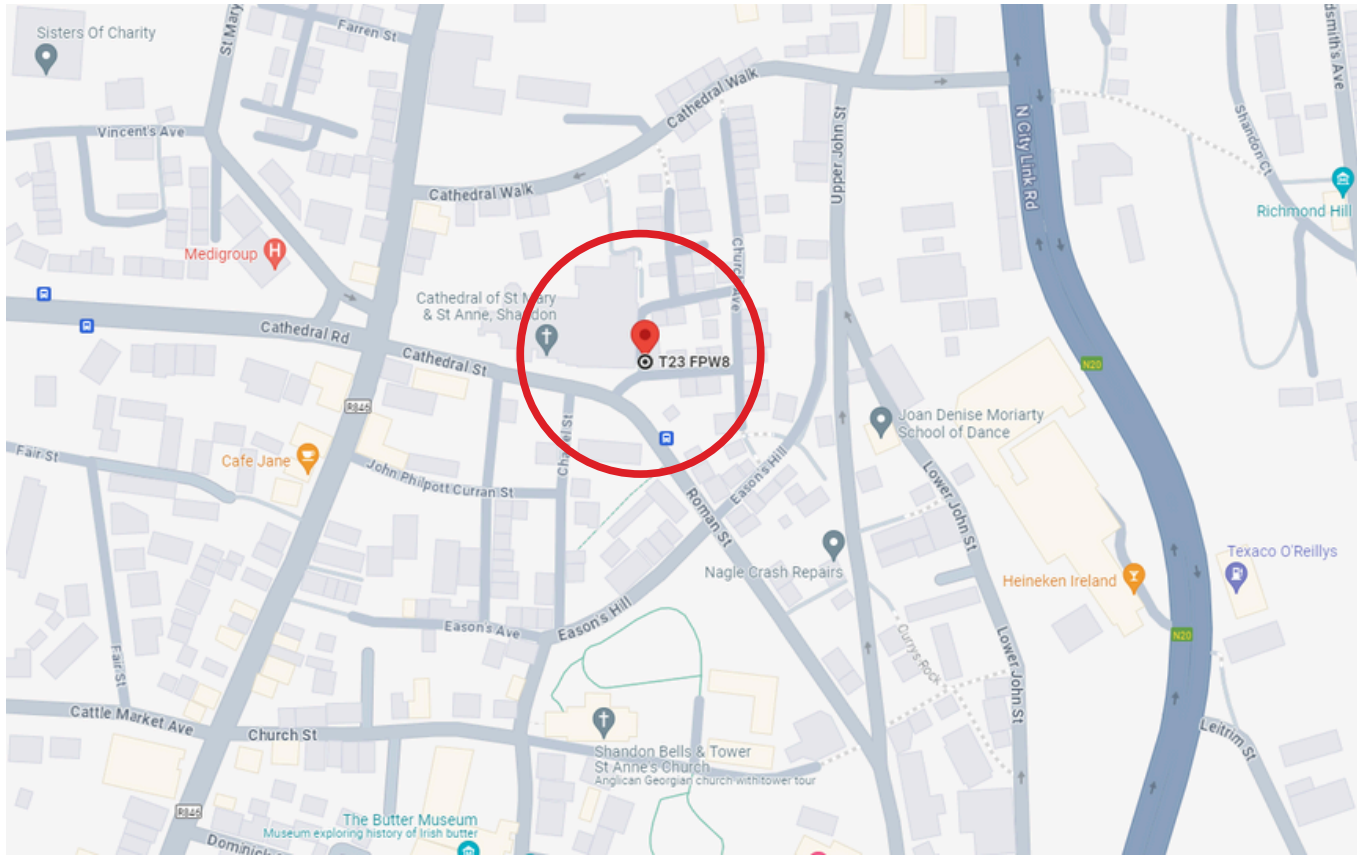
GROUND FLOOR

1ST FLOOR



| DIRECTIONS

Please see Eircode T23 FPW8 for directions.



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