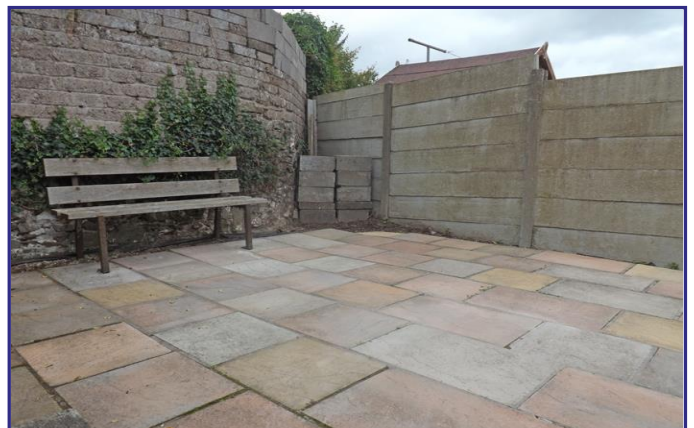


12 McSwiney's Villas, Ballymacthomas, City Centre Nth, Cork



ERA Downey McCarthy present this superb 3 Bedroom Townhouse in Mint Condition situated in a much sought after historic location within walking distance of the city centre. This property was extensively renovated and decorated in recent years and now offers a 'walk in' proposition to any prospective purchaser.



€185,000

PSRA Licence No. 002584

Accommodation

Entrance porch

An aluminium door with long glass panels allows access to the hallway.

Entrance hallway 4.43 x 0.90 Metres (14'6" x 2'11")

The hallway features one radiator, esb meter, esb service board, timber panelled walls and a solid door allows access to the living room.

Living room 4.50 x 4.01 Metres (14'9" x 13'2")

This is a spacious sitting room with one window overlooking the front of the property which includes venetian blinds, curtains and curtain pole. The room has an open fire place with a gas insert, granite hearth and timber surround. There are six power points, one centre light piece, one TV point, thermostat control for the heating and attractive semi solid wooden floor.



Dining Room 4.09 x 2.28 Metres (13'5" x 7'6")

This room has space for a dining table and comes with six power points, one centre light piece, one radiator and attractive tiled flooring.

There are two doors, one leads to a storage area and the other allows access to guest w.c. An open arch leads to the kitchen.

Kitchen 3.33 x 2.50 Metres (10'11" x 8'2")

This is a modern fitted kitchen with units at eye and floor level. There is extensive worktop space, double drainer sink, one window to the rear of the property which includes a venetian blind. The washing machine, dishwasher, oven/hob & fridge freezer are all integrated. There is one extractor fan, ten power points, one radiator, one centre light piece, recess lighting, one smoke detector and tiled flooring.



Guest W.C.

There is a downstairs loo with one window to the rear, attractive tiled flooring and walls. There is 1 w.c, one wash hand basin, one radiator and one centre light piece.

Stairs and landing

Stairs and landing are fully carpeted. There is a very attractive stained glass panel allowing light into the top of the stairs. The area has one centre light piece, one power point and a hot press with shelving for storage.

Bedroom 1 3.24 x 2.99 Metres (10`7``x 9`10``)

This is a spacious double room with one window to the front of the property which includes a venetian blind. The room has carpet flooring, one radiator, four power points, one centre light piece, one TV point and a most attractive old antique fire place with a granite hearth.



Bedroom 2 3.26 x 3.25 Metres (10`8``x 10`8``)

This is an attractive double room with one window to the rear of the property which includes venetian blinds, curtain pole and curtains. There is one radiator, four power points, attractive antique fire place with granite hearth and carpet flooring.



Bedroom 3 2.45 x 2.31 Metres (8'0" x 7'7")

This is an attractive single room with one window to the rear of the property which includes venetian blind, curtain rail and curtains. The room has one radiator, six power points, one centre light piece and carpet flooring.

Main Bathroom 2.00 x 2.00 Metres (6'7" x 6'7")

This bathroom features one hand wash basin, fitted corner shower cubicle with Mira electric shower, very attractive tiled walls and floors. There is one w.c, fitted mirror, one centre light piece, one shaver light, extractor fan, one large radiator and towel rail.

Features

- Recently Renovated
- Presented to a very high Standard
- Superb Fitted Kitchen with all Integrated Appliances.
- Fantastic Raised patio area to the rear
- Natural gas Central Heating
- Double Glazed Windows
- Downstairs loo
- 3 Bedrooms & Shower room upstairs
- Driveway to the front for parking

Directions

McSwineys villas can be accessed from Blarney Street, Shandon Street, or Cathedral Road. The quickest way walking from the city centre is to go over the North Gate Bridge onto Shandon Street. Take the first turn to the left off Shandon Street and this brings you onto Blarney Street. Go up Blarney Street and take the first turn right into Cattle Market Place. The road swings to the left here and take the next left. Continue until you see the Glenryan Bar and McSwiney's Villas are behind the old pillars. Pass on the grotto and take the next turn right. You will see the ERA sign displayed. If you continue straight on you will come to a junction and take a left here on to St. Vincent's Avenue. If you go up the hill for 100 metres approx it will bring you onto Cathedral Road.

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