



Downey McCarthy

...the people you can trust

84 Wilton Court, Wilton, Cork



ERA Downey McCarthy are proud to present to the market this superb three bedroom end of terrace property in the much sought after location of Wilton Court, ideally situated close to Cork University Hospital and Wilton Shopping Centre. This stylish, comfortable and modern home comes to the market in pristine order and it is presented in exemplary fashion.



AMV: €295,000



60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 93.46 Sq. M / 1,006 Sq. Ft
- BER C1
- Built in 1976
- Natural Gas Fired Central Heating
- Much sought-after residential location
- PVC Double glazed windows
- Solid fuel burning stove fitted in the dining room
- 2 Bathrooms
- Close to all amenities including Wilton Shopping Centre
- Walking distance to CUH/CUMH
- University College Cork and Munster Technological University (formerly CIT) are also easily accessible from this location.
- Easy Access to South Ring Road
- Ideal family home or investment property

| RECEPTION HALLWAY

3.14m x 3.73m (10'3" x 12'2")

A solid composite door allows access into the reception hallway, solid wooden flooring, one centre light fitting, one large radiator, ample power points, and a large under stair storage press which has plumbing for a washing machine and plenty of space for storage.

| OFFICE

5.84m x 4.22m (19'1" x 13'8")

A bright spacious room, the office benefits from a dual aspect with one large window overlooking the front of the property and another window to the side. Features include solid wood flooring, neutral décor, recess spot lighting, one radiator and ample power points throughout. This room could serve a multitude of uses such as a study, playroom or a ground floor bedroom.



| DOWNSTAIRS BATHROOM

1.55m x 1.4m (5'0" x 4'5")

The guest bathroom features a two piece suite and a fully enclosed shower cubicle incorporating a Triton ST electric shower. Features include tile flooring, fully tiled walls, towel rail, one light fitting and extractor fan.

| LIVING ROOM

4.01m x 3.08m (13'1" x 10'1")

The living room has one large window overlooking the front of the property which fills the room with extensive natural light. Features include neutral décor, carpet flooring, one centre light fitting, one radiator and ample power points throughout.



| KITCHEN/DINING

3.34m x 6.95m (10'9" x 22'8")

A superb spacious kitchen/dining area, this room benefits from two windows overlooking the rear of the property and a frosted glass door allows access out to the rear. The kitchen has fitted units at eye and floor level with an extensive worktop counter, stainless steel sink and tile splash back.

The kitchen has space for an oven and fridge freezer and the gas boiler is also located here.

The dining area has plenty of space for a dining table, a superb Charnwood enamel multi fuel stove stove, one large radiator and one television point.



Other features of the room include high quality laminate timber flooring throughout, two light fittings and ample power points.



| STAIRS AND LANDING

1.77m x 4.31m (5'8" x 14'1")

The stairs and landing is fully carpeted throughout with one window overlooking the front of the property. The landing area has one centre light fitting, access hatch for the attic and the hot press is also accessed from the landing.

| BEDROOM 1

3.35m x 3.48m (13'7" x 7'8")

A very spacious double bedroom with one window overlooking the rear of the property. Features include neutral décor, the original solid wood flooring, a built-in storage press, one centre light fitting, one radiator and ample power points throughout.



| BEDROOM 2

3.35m x 2.8m (10'9" x 9'1")

A double room with one large window overlooking the rear of the property, This room benefits from neutral décor, a high quality laminate wooden floor, one large radiator, a built-in storage press, one centre light fitting and ample power points throughout.



| BEDROOM 3

3.4m x 2.51m (11'1" x 8'2")

A very spacious single bedroom, this room has one window overlooking the front of the property. Features include attractive décor, one centre light fitting, original solid wood flooring, one radiator and ample power points throughout.



| MAIN BATHROOM

2.44m x 1.66m (8'0" x 5'4")

The bathroom features a three piece suite including a Triton electric shower fitted over the bath. Features include tiled walls around the bath area, original solid wood flooring, one centre light fitting, towel rail, one radiator and one frosted window to the front of the property.

| DIRECTIONS

Please see Eircode T12 TKW9 for directions.



| ALL ENQUIRIES TO:

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