

91 High Street, City Centre, Co. Cork **BER C2**



ERA Downey McCarthy are delighted to present this charming, centrally located, mid-terrace dormer bungalow which has been fully renovated and finished in excellent decorative order throughout.

Accommodation extends to entrance hall and open plan kitchen / dining / living area at ground floor level with two bedrooms and a bathroom at first floor.



AMV: €225,000

PSRA Licence No. 002584

Accommodation

- Entrance Hall 1.66m x 0.91m

The property is accessed via an attractive front door with glazed centre panel and wall mounted light fitting overhead. The entrance hallway has one centre light piece, alarm panel, wall mounted radiator and a tiled floor. Under stair storage is accessed from the area.

- Living/Dining Area 5.39m x 3.64m

The living area includes a window to the front of the property with roller blind and curtains, attractive timber flooring, solid fuel stove, fitted display and storage cabinets, ten power points and two wall mounted radiators.



- Kitchen 3.42m x 2.82m

An attractive kitchen with units at eye and floor level, extensive worktop counter and tile splash back. Double doors allow access to the rear of the property and the roof is part glazed throwing extensive natural daylight into this area. Features include a gas hob, electric oven, extractor fan, integrated fridge freezer, dishwasher and washing machine. The kitchen also has recessed lighting and six power points.





- Bedroom 1 3.53m x 3.74m

A double bedroom with a centre light fitting, three spot lights, built-in wardrobes, one radiator, eight power points and attractive timber flooring. This room has one window overlooking the front of the property with roller blind and curtain.



- Bathroom 2.34m x 1.36m

The bathroom has fully tiled walls and floor and a very attractive shower enclosure with large fixed shower head and a separate detachable shower hose. Features include a wash hand basin with storage unit underneath, one W.C, one centre ceiling light and a heated towel rail. A window overlooks the rear of the property.

- Bedroom 2 2.7m x 2.9m

This bedroom has a window overlooking the rear of the property with roller blind. Other features include one centre ceiling light, built-in units for storage, one radiator and timber flooring.



- Landing 1.18m x 2.15m

The landing area has attractive timber flooring, one ceiling light and two power points. It also accommodates the hot press which is shelved for storage.

Features

- Superb central location
- Excellent decorative finish
- GFCH
- Gross internal floor area 56.25 sq.m. (605 sq..ft.)
- Fully alarmed
- Storage yard to rear
- On street parking

Directions

Please see Eircode T12 Y7F6 for directions.

Sean McCarthy
60 South Mall, Cork
086 8385768
sean@eracork.ie

Will Lyons
60 South Mall, Cork
087 6494740
will@eracork.ie

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