



Downey McCarthy

...the people you can trust

28 Allen Square, BallymacThomas, Cork



ERA Downey McCarthy are delighted to present to the market this three bedroom, three storey mid terraced property. The property benefits from its location just a 10 minutes' drive to Cork city centre and all its essential and recreational amenities. Accommodation consists of reception hallway on the ground floor, kitchen/dining, living room and bedroom 3 on the first floor while the second floor offers two spacious bedrooms and bathroom.



AMV: €150,000

BER C2

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 80.6 Sq. M / 868 Sq. Ft.
- Built in 1962
- BER C2
- Rear garden area with block built shed
- On street parking with residents parking permit
- Ideal first time buy
- Solid fuel fires
- Leasehold title
- Please note Cork City Council consent to mortgage/purchase will be required by the purchaser of this property. Unfortunately Investors will not be able to obtain this consent.

| RECEPTION HALLWAY

6.65m x 1.85m (21'8" x 6'0")

A teak door with frosted glass panelling allows access to the main reception hallway. This spacious hallway has one centre light piece, under stair storage and a door to the rear allows access to the back garden. Stairs from this hallway allow access to the first floor.

| STAIRS AND FIRST FLOOR LANDING

4.27m x 1.95m (14'0" x 6'3")

The stairs and landing to the first floor are carpeted throughout. At the top of the landing there is one window to the front of the property and one centre light piece.

| LIVING ROOM

4.27m x 3.49m (14'0" x 11'4")

The spacious living room has two large windows to the front of the property, carpet flooring, one centre light piece, power points and an electric fireplace.



| **BEDROOM 3**

2.31m x 2.88m (7'5" x 9'4")

This room has one window to the rear of the property, carpet flooring, one centre light piece and power points.



| **KITCHEN**

2.31m x 2.56m (7'5" x 8'3")

The kitchen has one window overlooking the rear of the property, one centre light piece, gas oven, washer/dryer, under counter fridge freezer, a stainless steel sink and linoleum flooring.



| **STAIRS AND SECOND FLOOR LANDING**

0.93m x 2.28m (3'0" x 7'4")

The stairs and landing to the second floor are carpeted throughout. At the top of the landing there is one centre light piece and an access hatch to the attic.

| BEDROOM 1

3.23m x 4.39m (10'5" x 14'4")

This spacious double bedroom has three windows overlooking the front of the property, allowing an abundance of natural light to flood the room. The room has one centre light piece, carpet flooring and power points.



| BEDROOM 2

3.36m x 3.19m (11'0" x 10'4")

This bedroom has one large window to the rear of the property, one centre light piece, carpet flooring and power points.



| BATHROOM

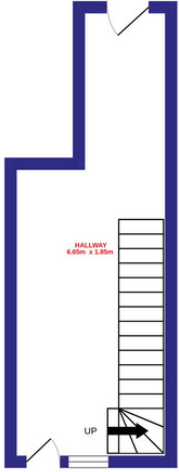
2.3m x 1.78m (7'5" x 5'8")

The main family bathroom features a three piece suite including a bath, carpet flooring, one frosted window to the rear of the property and the hot press.

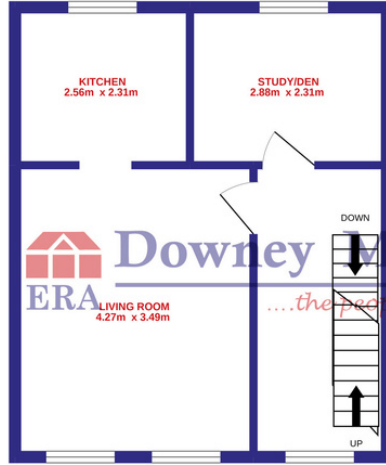


| FLOOR PLAN

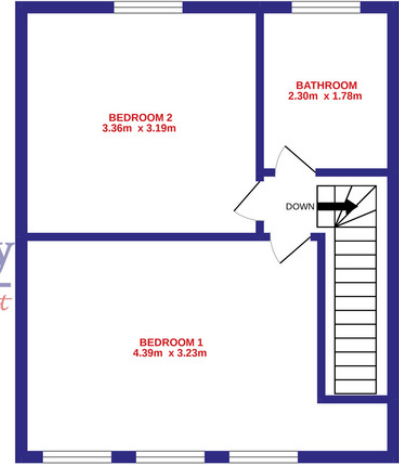
GROUND FLOOR



1ST FLOOR



2ND FLOOR



 **Downey McCarthy**
...the people you can trust

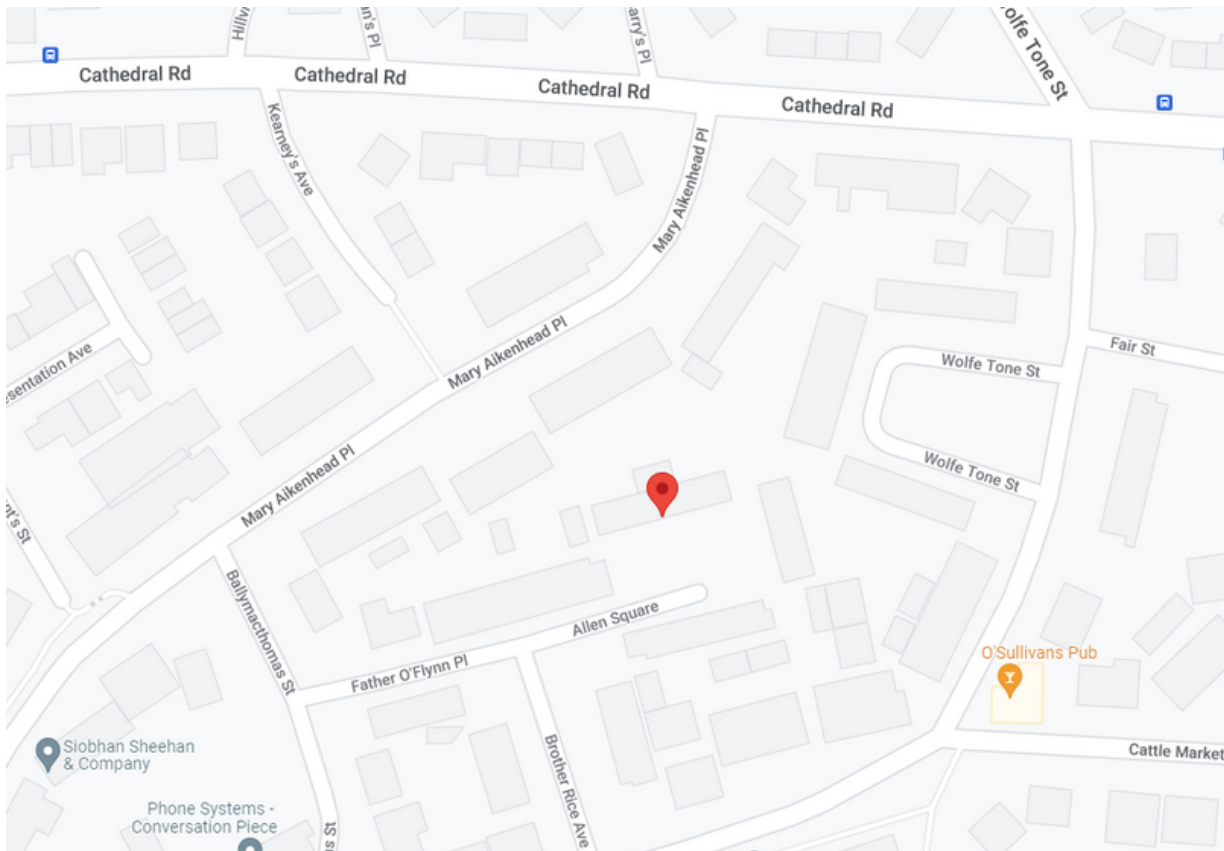
TOTAL FLOOR AREA : 80.6 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.

| DIRECTIONS

Please see Eircode T23 V997 for directions.



| ALL ENQUIRIES TO:

Sean McCarthy
086 8385768
sean@eracork.ie

Judy O'Brien
083 0255433
judy@eracork.ie



 **Downey McCarthy**
...the people you can trust



 **Downey McCarthy**
...the people you can trust



Solicitor Details:

Patrick A. Hurley, Patrick A Hurley & Co. Solicitors, 15 Adelaide St, Cork

Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.