

3 Mardyke St., Cork



FOR SALE BY PRIVATE TREATY

Well located property adjacent to all services and walking distance of UCC and the city centre. The house is laid out and presented in a satisfactory condition for the student market but would require some upgrade works and cosmetic attention in order to attract a higher calibre of tenant.

The rooms are rented on an individual basis (€320 per room every four weeks) and the profile of the tenants are primarily students. The house is occupied for forty weeks of the year and generates €16,000 p.a. approximately.

The property has little or no external space.

End of Terrace

5 BED

960 Sq.ft. (sq.m aprox.)



Agent: Jackie Cohalan

Phone: 087 6427555

Viewings Strictly By Appointment With Sole Agency

ACCOMMODATION

Entrance Hall

Tiled floor covering

Living Room

4.0m x 3.5m

Semi solid wood floor covering, window with shutters, original stone fireplace with cast iron insert and tile surround, cornicing & ceiling rose

Kitchen

3.1m x 2.7m

Tiled floor covering, eye & floor level units, plumbed for washing machine, original fire place with cast iron insert



Small Rear Utility Area

3.0m x 1.1m

Laminate floor covering, plumbed for washing, door to small external yard

Yard

2.4m x 1.2m

STAIRS TO FIRST FLOOR RETURN

Carpet floor covering

Shower Room 1

1.5m x 1.4m

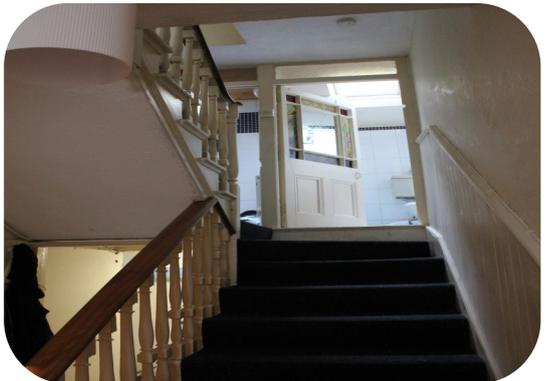
Velux window, fully tiled, tiled floor covering with sink, wc & shower



Shower Room 2

1.9m x 1.4m

Velux window, fully tiled, tiled floor covering, shower, wc & wash hand basin



Bedroom 1

2.6m x 2.4m

Wood floor covering, window with original shutters

Bedroom 2

2,4m x 3.6

Wood floor covering, window with original shutters, fireplace with cast iron & tiled insert

Study

2.1m x 1.6m

Wood floor covering, window with original shutters, small storage area (previously ensuite)



SEONCD FLOOR

Bedroom 3

2.5m x 3.6m

Wood floor covering

Bedroom 4

3.6m x 2.8m

Wood floor covering

Bedroom 5

3.5m x 1.8m

(overall measurement)

Wood floor covering

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