

## 12 Lough Road, The Lough, Cork.



ERA Downey McCarthy are delighted to present to the market this compact, one bedroom city centre property located in the much sought-after location of Lough Road. The property benefits from its close proximity to University College Cork, Bons Secours Hospital and the Mercy Hospital.

Accommodation within the property consists of reception hallway, open plan living/dining room, extended kitchen, utility and the bathroom downstairs. Upstairs the property has one bedroom and a landing area that provides access to the attic.



AMV: €125,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway
- Living/Dining Room 5.5m x 3.49m

The hallway has carpet flooring and a timber door with glass centre paneling allows access to a living/dining room.

An open plan room offers a dual aspect with one window to the front of the property and one window to the rear both including curtain rail, curtain and net blind. The front of the room has an open fireplace, one centre light piece and two power points.

A timber partition divides the room and at the rear of the room a dining area is located. Features include carpet flooring, one centre light piece and storage under the stairs. A door from this area allows access to the extended kitchen.



- Kitchen Extension 3.98m x 1.48m

This area has vinyl floor covering, tiling to the half-way point on the wall, wall mounted units at eye level and a floor mounted unit with shelving and stainless steel sink. The room has four power points, one window to the side of the property and a timber door with glass paneling allowing access to an enclosed rear yard.

The bathroom is located off the kitchen as well as a utility area.



- Bathroom 1.03m x 1.45m This area has a two piece suite, tile flooring and timber panelled walls. There is one centre light piece and one perspex window in the roof for natural light.
- Utility Area 1.52m x 1.69m The utility area has tile flooring, tile walls and one window overlooking the rear yard. There are two power points and one centre light piece.
- Bedroom 1- First Floor Level 3.15m x 2.78m This room has a dual aspect with windows to the front and to the rear of the property. Features include one centre light piece, carpet flooring and two power points.
- Landing Area The landing area has a storage area and allows access to the attic.

## Features

- Approx. 460 Sq.Ft
- Year of Construction: 1890
- Much sought after city centre location close to UCC, Bons Secours Hospital & The Mercy University Hospital
- Builders project
- Excellent investment opportunity
- BER G

## Directions

Please see Eircode T12 NVH4 for directions.



Garry O'Donnell  
60 South Mall, Cork  
087-7522244  
garry@eracork.ie

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.



€125,000

PSRA Licence No. 002584