



# Downey McCarthy

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## 2 Winter Ville, Winters Hill, Sundays Well, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present this centrally located three bedroom terraced property to the market. The property is situated in the highly desirable Sunday's Well location with easy access to a host of essential and recreational amenities as well as being a stones' throw away from Cork city centre.



**AMV: €175,000**

**BER E2**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 84.5 Sq.M. / 910 Sq. Ft.
- Built in 1890
- BER E2
- Highly desirable city centre location close to a host of amenities
- 10 Minute walks to Mercy University Hospital & Tyndall National Institute/ 20 mins to University College Cork & Apple Ireland
- Ideal investment opportunity with a rental potential of €1700 per month
- Gas fired central heating
- Mix of double and single glazed windows
- Three spacious bedrooms
- Raised decking area at the front of the property
- Fully enclosed rear yard area

## | RECEPTION HALLWAY

7.17m x 1.85m (23'5" x 6'0")

An aluminium door with centre and top glass panelling allows access to the main reception hallway. The hallway has laminate timber flooring, one centre light piece, one radiator, two telephone points and extensive under stair storage.

## | LIVING ROOM

3.1m x 4.4m (10'1" x 14'4")

The main living room has one window to the front of the property, laminate timber flooring, neutral décor, one centre light piece, one radiator and two power points.



## | LOUNGE/FAMILY ROOM

3.4m x 3.75m (11'1" x 12'3")

Located at the rear of the property the lounge/family room has one window with curtain rail and curtain which overlooks the yard. The room has laminate timber flooring, one centre light piece, one radiator, four power points and an open fireplace.



## | KITCHEN

1.6m X 2.35m (5'2" X 7'7")

The kitchen features units at eye and floor level with worktop counter space and a stainless steel sink and drainer unit. There is floor and wall tiling, one centre light piece, power points, one window to the rear of the property and a timber door with glass panelling allowing access to the rear yard. The kitchen accommodates space for a fridge and a gas cooker.



## | BATHROOM

1.7m x 2.35m (5'5" x 7'7")

Located off the kitchen, the bathroom features a three piece suite including a Mira Elite electric shower fitted over the bath. The room has tile flooring, one window to the side of the property, one centre light piece, one radiator and plumbing for a washing machine.

## | STAIRS AND LANDING

3.53m x 3.9m (11'5" x 12'7")

The stairs and landing have been fitted with carpet flooring. At the half landing there is one window overlooking the rear yard. The main landing area has a hot press area which is shelved for storage, one centre light piece and an access hatch to the attic.

## **BEDROOM 1**

3.53m X 3.85m (11'5" X 12'6")

Located at the front of the property, this room has one window with a curtain rail and curtains, carpet flooring, one centre light piece, one radiator, two power points and an ornate fireplace.



## **BEDROOM 2**

3m X 2.95m (9'8" X 9'6")

A large double bedroom has one window to the rear of the property giving superb views over Cork city. The room has laminate timber flooring, one radiator, two power point, one centre light piece and an open fireplace.



## **BEDROOM 3**

3m X 2.7m (9'8" X 8'8")

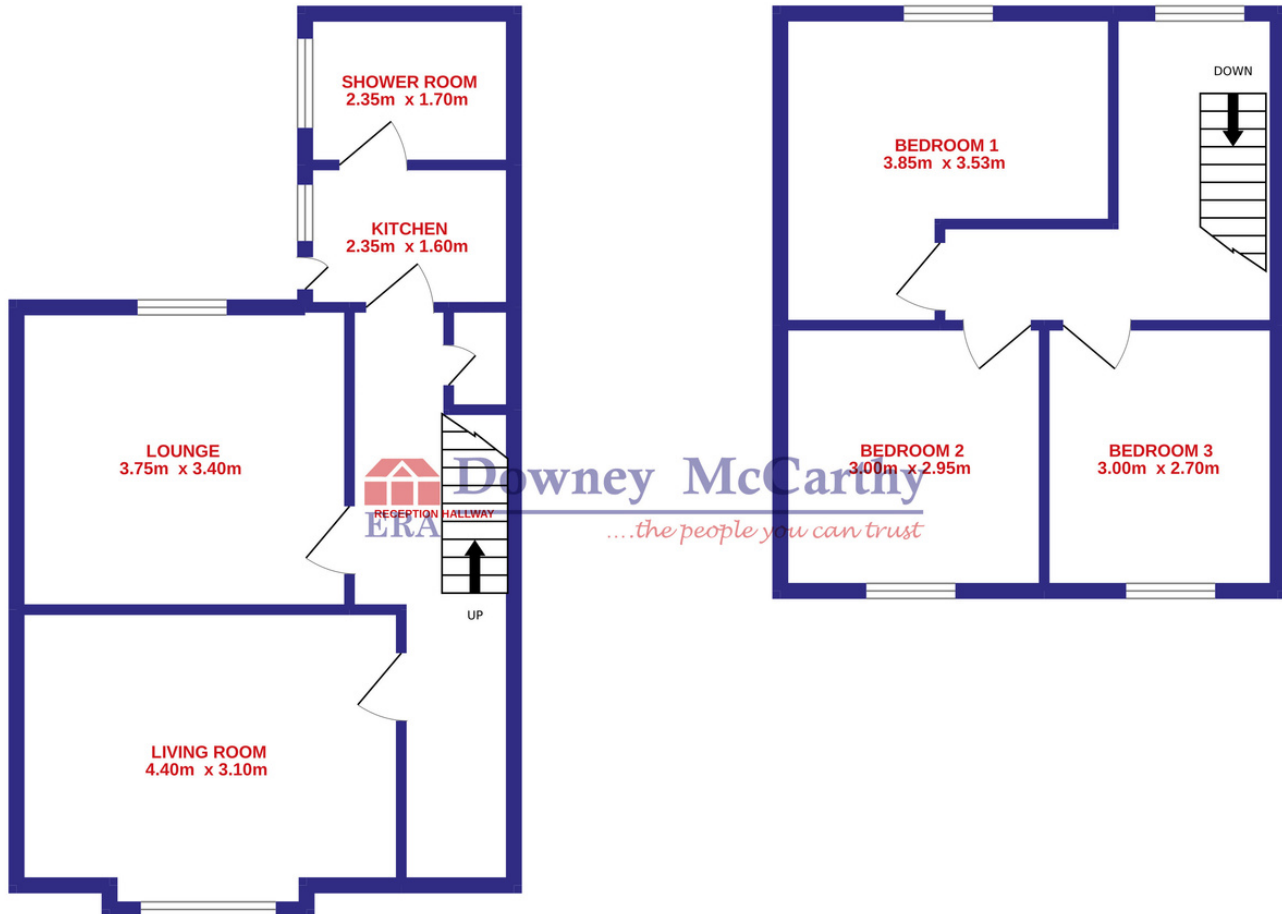
A spacious double bedroom has one window to the front of the property including curtain rail and net blind, carpet flooring, one radiator, two power point and one centre light piece.



# | FLOOR PLAN

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 84.5 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.  
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## | DIRECTIONS

Please see Eircode T23 X7YT for directions.



## | ALL ENQUIRIES TO:

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