

78 Douglas Street, Cork City



ERA Downey McCarthy are delighted to launch to the market this four bedroom terraced property which is located in the heart of Cork city. This property benefits from its positioning close to all essential and recreational amenities, public transport hubs and employers to include University College Cork, South Infirmary Hospital and Cork College of Commerce. An ideal investment opportunity.

Accommodation consists of open plan living room/dining room, kitchen, office, shower room 1, and guest w.c on the ground floor. At first floor level there are two bedrooms, and a second shower room. On the second floor there are two additional bedrooms.

AMV: €345,000

BER D1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Ideal investment opportunity
- Selling with tenants in situ
- Rental income of €2,600 per month when fully occupied
- Approx.100 Sq. M. / 1,076 Sq. Ft.
- Built in 1900
- BER D1
- Gas fired central heating
- Four bedrooms
- Rear courtyard
- Ideal city centre location
- A short walk to the South Mall, Grand Parade, St. Patrick's Street
- Close to a host of amenities including shops, supermarkets, bars, restaurants, pharmacy, bus routes, gym

| LIVING/DINING ROOM

6.27m x 3.99m (20'5" x 13'0")

A spacious open plan kitchen/dining area has laminate flooring and neutral décor throughout. There is one window to the front of the property, access to the gas boiler, one gas radiator, one electric radiator, two light pieces, access to the fuse board, and ample power points.



| KITCHEN

6.25m x 1.57m (20'5" x 5'1")

A galley style kitchen features fitted units at eye and floor level with worktop counter, tile splashback, a stainless steel sink, integrated oven/hob/extractor fan, washing machine, and a dryer. The room has laminate flooring, neutral décor, one skylight, one fluorescent light fitting, a door to the rear courtyard, and doors allowing access to the office and a shower room.



| OFFICE

3.2m x 1.71m (10'4" x 5'6")

Spacious room has carpet flooring, one radiator, one sky light to the rear of the property, and one centre light piece

| SHOWER ROOM 1

2.38m x 1.45m (7'8" x 4'7")

The shower room features a three piece suite, laminate flooring, wall tiling, and one frosted window overlooking the rear of the property.



| GUEST W.C

1.74m x 0.76m (5'7" x 2'4")

The guest w.c features a two piece suite.



| FIRST FLOOR STAIRS AND LANDING

A timber door from the open plan living/dining room allows access to the stairwell, and guest w.c. The stairs have carpet flooring, one window at the half landing, and the main landing has access to the hot press/storage space.



| BEDROOM 1

2.53m x 4.27m (8'3" x 14'0")

This spacious double bedroom has carpet flooring, one radiator, two windows overlooking the front of the property, and one centre light piece.



| BEDROOM 2

3.1m x 2.45m (10'1" x 8'0")

Another spacious double bedroom has carpet flooring, one radiator, one window to the rear of the property, and one centre light piece.



| SHOWER ROOM 2

0.95m x 2.54m (3'1" x 8'3")

The shower room features a three piece suite including a Triton electric shower, laminate flooring, wall tiling, one centre light piece, and one extractor fan.



| SECOND FLOOR STAIRS AND LANDING

Carpeted stairs lead to the second floor landing. There is one window on the half landing overlooking the rear of the property, and the main landing has access hatch to the attic.



BEDROOM 3

3.29m x 4.21m (10'7" x 13'8")

This double bedroom has one window overlooking the front of the property, one radiator, carpet flooring.



BEDROOM 4

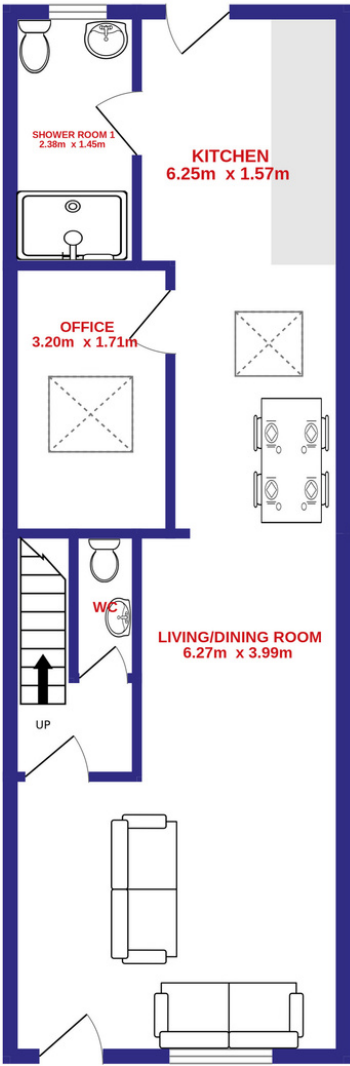
3.05m x 2.43m (10'0" x 7'9")

This double bedroom has carpet flooring, one window overlooking the rear of the property, built-in wardrobes, recessed spot lighting.

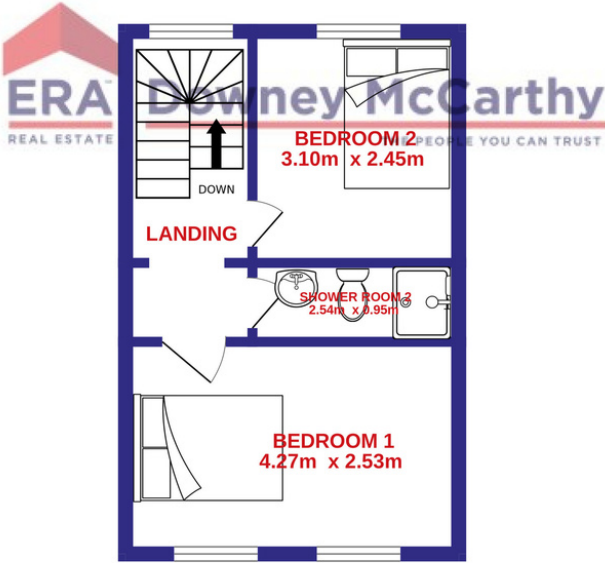


| FLOOR PLAN

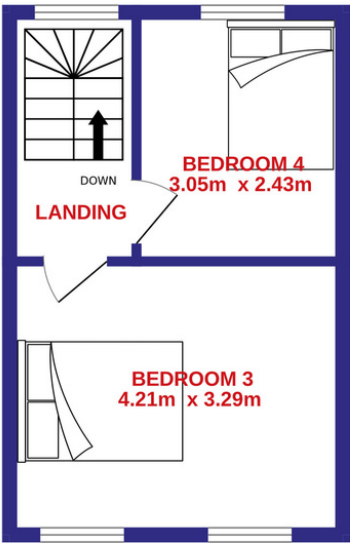
GROUND FLOOR



1ST FLOOR

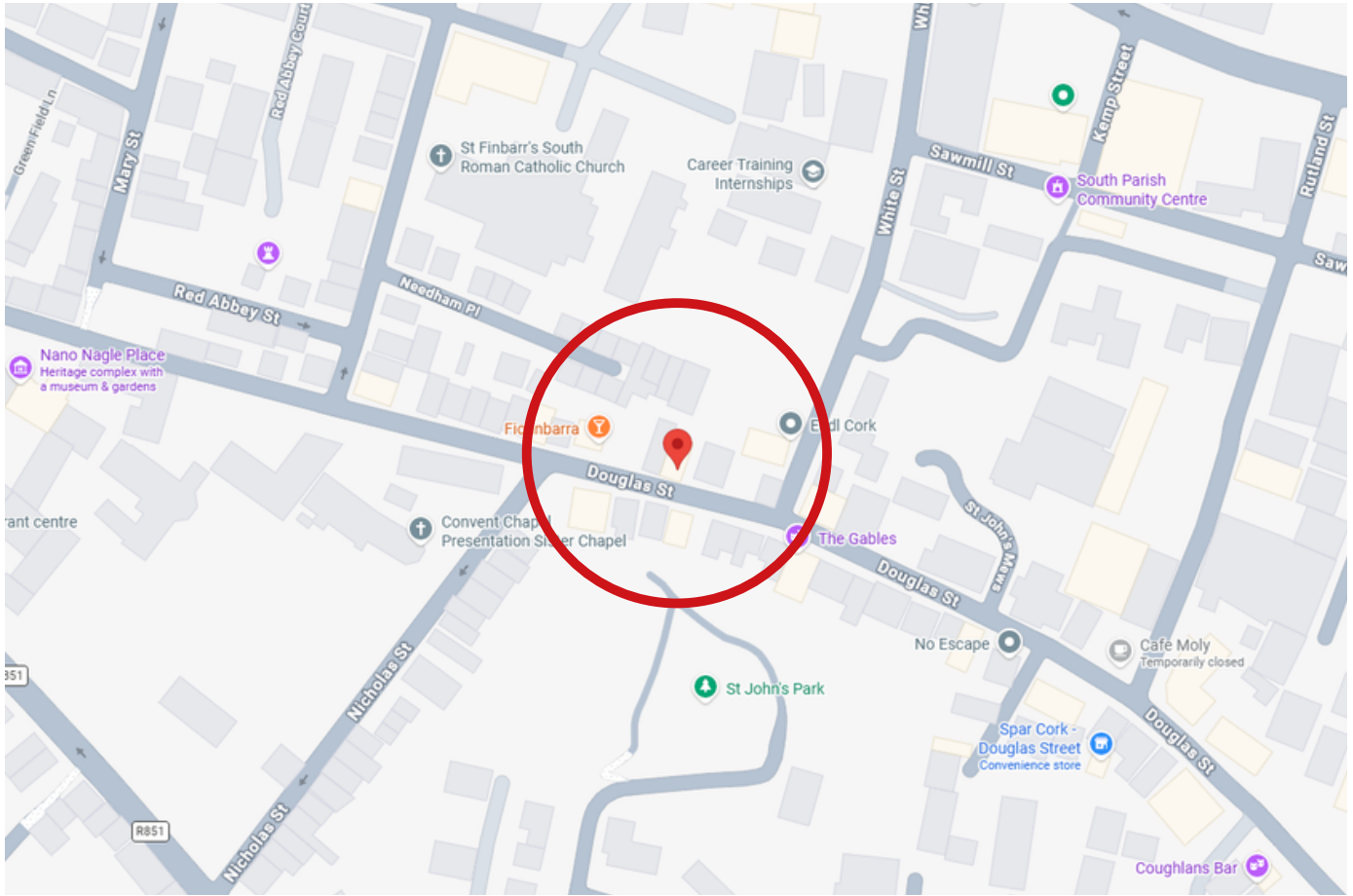


2ND FLOOR



| DIRECTIONS

Please see Eircode T12 RHH1 for directions.



| ALL ENQUIRIES TO:

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