

FOR SALE BY PRIVATE TREATY

**73 Blarney Street,
Cork.**



Irish & European are delighted to offer for sale this excellent 5-bedroom residence. The property is presented in superb condition throughout and offers spacious living accommodation, c. 1645 sq. ft. The property is situated within walking distance of UCC, The Mercy Hospital and Cork City Centre. This represents an excellent opportunity to acquire a quality family home with south facing gardens with all the conveniences of City living.

Viewing comes highly recommended and is strictly by prior appointment.

Accommodation:

Entrance Hall:

Tiled hallway, fitted radiator cover, beautiful high ceilings



Kitchen/Dining/Living Area:

10øö x 10øö

Tiled flooring, fitted kitchen units at worktop and eye level with tiled splash back. Integrated hob and oven and extractor fan. Rear door access to patio and garden



Sitting Room:

14ø x 10ø10ö

Original wooden floor, feature fireplace with back boiler, Coved ceiling, fitted curtains, TV Point.



Lounge: 15ø6 x 11ø6
Solid wooden flooring, feature fireplace, coved ceilings, fitted blind and curtain

Bathroom: Fully tiled 3-piece suite W.C, WHB, Bath with shower head and fitted shower door. Separate w.c. also.

Master Bedroom: 13ø x 11ø3ø
Timber flooring, wall to wall built in wardrobes, fitted blind & curtains

Bedroom 2: 10ø10ø x 13ø10ø
Timber flooring, wall to wall built in wardrobes, net curtains

Bedroom 3/ Office: 11ø3ø x 7ø
Timber flooring, built in wardrobe & fireplace.

Bedroom 4: 15ø6 x 11ø
Beautiful bedroom with timber flooring and Sky light. Shared en suite.

Bedroom 5: 10ø7ø x 13ø7ø
Timber flooring. Shared en suite.

En suite: Jack & Gill en suite, power shower, w.c, w.h.b.

- Features:**
- Property in excellent decorative order throughout
 - Spacious living accommodation with good sized bedrooms
 - Within walking distance to UCC, The Mercy Hospital & Cork City Centre
 - Spacious living accommodation., c.1,645 Sq. Ft.

Grounds: The property has the benefit of a beautiful south facing garden that is fully enclosed with all boundaries well defined. The garden consists of mature lawn, plants, trees and shrubberies. A patio area is also in situ perfect for those summer barbeques.



- Services:** Mains water and sewage
- Heating:** Oil Fired Central Heating.
- BER:** **BER: D2, BER Number: 108785338**
Energy Performance Indicator: 279.58 kWh/m²/yr
- Title:** Leasehold title at present, title in process of being transferred to freehold title prior to sale closing.
- Price:** €245,000
- Negotiator:** Robert Oø Keeffe.
Email: robert@irishanduropean.ie **Tel:** 086-2469204
- Viewing:** Strictly by prior appointment only
- Directions:** From Cork City proceed over the North Gate Bridge onto Shandon Street, take the first left onto Blarney Street. On passing the Joshua Tree Bar the property is situated c.50 yards on the left-hand side prior to the turn off to Sundays Well Avenue.



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