

108 Blarney Street, City Centre Nth, Cork City



ERA Downey McCarthy Auctioneers are delighted to launch to the market this very well maintained two bedroom terraced property located close to the city centre, within easy walking distance of all amenities including schools and shops, The Mercy University Hospital, Apple Ireland and UCC.



AMV: €150,000

PSRA Licence No. 002584

Accommodation

- Entrance Hall
- Living Room 4.1m x 3.1m

The entrance hall has a coat hook for storage, laminate flooring, one light fitting, a frosted glass insert looking into the living room and a solid wooden door allows access into the living room.

The main living area has one window overlooking the front of the property, laminate flooring and one centre light piece. Features include a fireplace with marble surround, built-in shelving to both sides of the fireplace, four power points, one telephone point and one television point.

The hot press can also be accessed from the living room, the press has been shelved for storage. A solid wooden door with glass insert allows access into the kitchen.



- Kitchen/Dining Room 2.9m x 3.35m

The kitchen has modern fitted units at eye and floor level with a worktop counter and tiled splash back. The kitchen has a stainless steel sink, plumbing for a washing machine, space for an oven and features include seven power points, one centre light piece, one radiator, socket for a Dyson hoover and one window overlooking the rear garden. A wooden door with glass paneling allows access out to the rear garden.



- Bedroom 1 4.1m x 2.1m

The main bedroom has one window overlooking the front of the property, laminate flooring and one centre light piece. Other features include a modern sliding wardrobe, two power points and one radiator.



- Bedroom 2 2.7m x 1.6m

The gas boiler is housed in this room. A single bedroom with one window overlooking the rear of the property. Features include one centre light piece, one extractor fan, one radiator, four power points and carpet flooring.



- Bathroom 1.3m x 1.6m

The bathroom has a three piece suite and is fully tiled from floor to ceiling. The bathroom has one W.C, one wash hand basin and a fully enclosed shower cubicle with a Triton T80z electric shower. Other features include a light fitting, vanity mirror, extractor fan and one frosted window overlooking the rear of the property.

Features

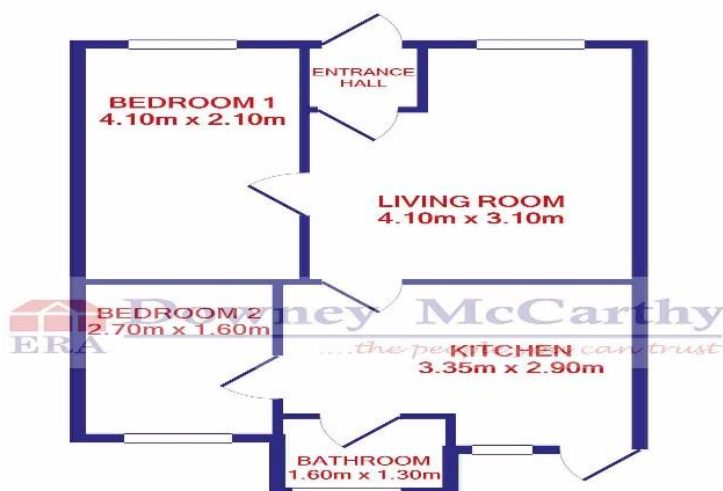
- 42.2 Sq. M / 454 Sq. Ft
- Natural Gas fired central heating
- ideal first time buy
- Excellent investment opportunity
- Sought after location
- Close proximity to Apple and the Mercy Hospital

- 5 minutes walking distance to Cork city centre
- South facing location
- Close proximity to Apple and the Mercy Hospital
- 5 minutes walking distance to Cork city centre
- South facing rear aspect
- Double glazed windows to the front
- On street parking with a residents permit
- 20 minute walk to UCC

Directions

Please see Eircode T23 V6E8 for directions.

Floor Plan



TOTAL APPROX. FLOOR AREA 42.2 SQ.M. (454 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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