

31 Reeds Square, Barrack Street, Cork City



ERA Downey McCarthy Auctioneers are delighted to offer to the market this superbly located, two/three bedroom end of terrace property situated just off Barrack Street in Cork City. No 31 has immense potential and benefits from a super attic conversion, and its close proximity to UCC, as well as being a mere 5 minutes' walk to the city centre.



AMV: €250,000



60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 86.26 Sq. M. / 928 Sq. Ft.
- Built in 1960 approx.
- BER G
- Natural gas fired central heating
- Two double bedrooms upstairs
- Living room potential as third bedroom
- Converted attic makes an ideal space for a home office
- Enclosed rear yard - ideal for bin/bike storage
- Ideal first time buy/investment opportunity
- Convenient and sought after location close to UCC and city centre

| RECEPTION HALLWAY

0.98m x 3.85m (3'2" x 12'6")

The front door is to the side of the property. An aluminium door with glass panelling allows access into the main reception hallway. The hallway has tile flooring, one centre light piece, alarm control point, access to the electrical service board.



| LIVING ROOM

3.35m x 3.65m (10'9" x 11'9")

The living room has a large window to the front of the property, allowing in extensive natural light. The room has carpet flooring, one radiator, one centre light fitting, and a feature open fireplace. This is a versatile room which could be utilised as a third downstairs bedroom if required.



| KITCHEN/DINING

5.21m x 3.63m (17'0" x 11'9")

The spacious kitchen/dining area has two windows to the side of the property, tile flooring, one radiator, two light fittings, an open fireplace, and a door allowing access to the rear yard. The kitchen has fitted units at eye and floor level, worktop counter, tile splashback, a stainless steel sink, plumbing for a washing machine, space for an oven/hob/extractor fan, and space for a fridge freezer. The gas boiler is housed within this room.



| STAIRS AND LANDING

3.9m x 1.92m (12'7" x 6'2")

The stairs and landing are fully carpeted throughout. At the top of the landing there is access to a hot press which is ideal for storage.



| **BEDROOM 1**

3.18m x 3.66m (10'4" x 12'0")

This double bedroom has one window overlooking the front of the property, carpet flooring, radiator, centre light fitting and neutral décor.



| **BEDROOM 2**

3.12m x 3.83m (10'2" x 12'5")

Another double bedroom has one window to the side of the property, carpet flooring, radiator, centre light fitting and neutral décor. A door allows access into a built-in wardrobe.



| **BATHROOM**

2.15m x 1.81m (7'0" x 5'9")

The bathroom features a Mira electric shower fitted over the bath, frosted window to the side, vinyl flooring, tiled walls, radiator and centre light fitting.



| STAIRS AND SECOND FLOOR LANDING

3.41m x 0.95m (11'1" x 3'1")

The second floor landing has a Velux window, an attractive stain glass window, and centre light fitting.



| CONVERTED ATTIC

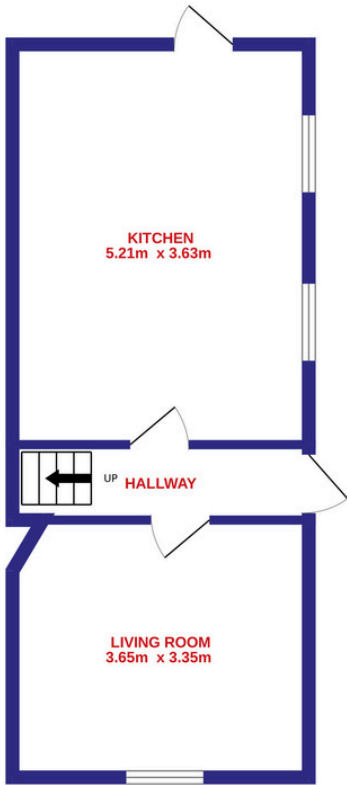
3.9m x 3.19m (12'7" x 10'4")

This room has two Velux windows, one to the front and one to the back, carpet flooring, radiator, neutral décor and access into the eaves of the attic.

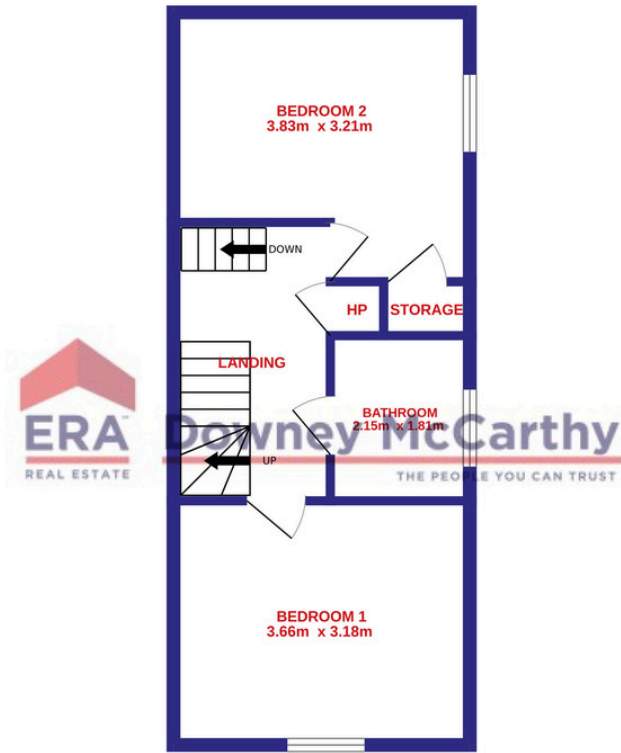


| FLOOR PLAN

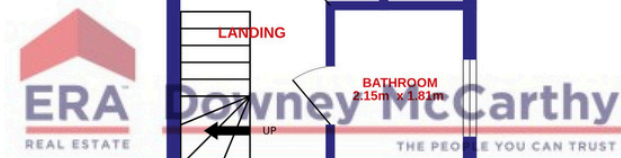
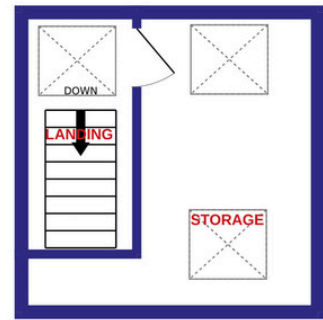
GROUND FLOOR



1ST FLOOR



2ND FLOOR



| DIRECTIONS

Please see Eircode T12 H6D9 for directions.



| ALL ENQUIRIES TO:



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