

4 Hillgrove Lane, Off Watercourse Road, Cork City Centre



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this recently renovated, 3 bedroom mid terrace property located in a quite cul de sac within a 10 minute from Cork City Centre. The area is conveniently located close to Apple Ireland Headquarters at Lapps Quay and Hollyhill, the Mercy University Hospital and the Blackpool Shopping and commercial centres.



AMV: €195,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 7.3m x 1.7m

The reception hallway has superb tile flooring, coving, two light fittings and extensive under stair storage. There are two power points and an electric wall mounted heater. A door from the hallway allows access to the kitchen/dining area.

- Living Room 3.0m x 3.54m

An open arch from the kitchen/dining allows access to the living room. This superb living room has one window overlooking the front of the property. The room has tile flooring, coving, one light fitting and a feature electric fire. There are eight power points, one television point and an electric wall mounted heater.



- Kitchen/Dining 3.0m x 2.8m

The kitchen features modern floor tiling and fitted units at eye and floor level finished in a duck egg blue colour scheme with a contrasting walnut worktop and a tiled splash back. The room has one window overlooking the rear yard, one light fitting, plumbing for a washing machine, space for an oven, space for a fridge freezer, an integrated extractor hood and six power points.



- Rear Lobby

Located at the end of the hallway the rear lobby has tile flooring and a teak door with glass centre panelling allowing access to the rear yard. The family bathroom is also accessed from this area.

- Family Bathroom 3.0m x 1.8m

The family bathroom offers a two piece suite and a corner shower area with a Mira Sport electric shower. Other features include tile flooring, a fully tiled shower cubicle. one window overlooking the side of the property, one light fitting and a wall-mounted mirror with integrated lighting. There is a wall mounted heater, a centre light fitting and a hot press area which is shelved for storage.



- Stairs and landing

The stairs and landing have been fitted with new carpet flooring throughout. On the half landing there is a beautiful window overlooking the rear of the property giving superb views over the North Cathedral, and The Shandon Bells. The landing area has one light fitting, a built in storage area and access to the attic is gained from here.

- Bedroom 1 2.7m x 2.3m

A double bedroom has one window overlooking the front of the property. The room has carpet flooring, one light fitting, one television point, a wall mounted heater and five power points.



- Bedroom 2 2.7m x 2.2m

A double bedroom with one window overlooking the front of the property. The room has carpet flooring, one light fitting, one television point, a wall mounted heater and five power points.

- Bedroom 3 2.75m x 2.85m

A single room has one window overlooking the rear of the property. Features include new carpet

flooring, a new wall mounted heater, five power points and attractive décor.

Features

- Approx. 73 Sq. M / 785 Sq. Ft
- BER G
- Year Built 1900
- South Facing rear aspect
- New electric heating panels which can be controlled by your mobile phone
- Superb interior finish
- Double glazed windows throughout
- Superb investment opportunity
- Previously Rented @ €1,400 per month
- Two spacious double rooms and a large single room
- 10 minute walk to St. Patrick street and a 15 minute walk to the Blackpool Shopping & Retail Centres
- Located on the main bus route to Apple Ireland Hollyhill
- On street parking with a residents parking permit

Directions

Please see Eircode T23 Y66D for directions.



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