



Downey McCarthy

...the people you can trust

34 Gillabbey Street, Cork City



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this superbly presented 3 bedroom townhouse located within a ten minute walk from Cork city centre, University College Cork & The Bon Secours Hospital. The property offers modern open plan living accommodation with an extended kitchen and three generous bedrooms together with a fully enclosed rear yard with rear access.

****** It should be noted that the property is being sold as an investment opportunity with tenants insitu ******



AMV: €270,000

BER C1

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PSRA No. 002584

| FEATURES

- Excellent investment opportunity
- Current rental income of €19,140 per annum with potential to increase to €19,620 from October 2022
- Tenants insitu since 1st July 2021
- Gas fired central heating
- Approx. 850 SQ Ft/ 78.24m²
- Built C.1890
- Modern internal finish
- 3 x spacious bedrooms
- Large enclosed rear yard with storage and utility areas

| HALLWAY

2.53m x 1.06m (8'3" x 3'4")

A PVC door with glass panelling allows access to the hallway which has been tastefully finished with attractive tiling and bespoke timber panelling.

| LIVING/DINING AREA

7.1m x 4.75m (23'2" x 15'5")

A superb light filled, dual aspect room offers extensive living and dining space. The room is beautifully presented with semi solid timber flooring, an attractive colour palette, built in storage and wall mounted shelving.



| KITCHEN

3.1m x 2.2m (10'1" x 7'2")

This extended kitchen features units at eye and floor level, tile flooring, a large window overlooking the rear yard and a door allowing access to the yard. The kitchen accommodates space for an oven, fridge and plumbing for a dishwasher.



| BATHROOM

1.7m x 2.2m (5'5" x 7'2")

This spacious double bedroom has one window to the rear of the property including a Venetian blind, carpet flooring and built-in units from floor to ceiling. There is one centre light piece, one radiator, one smoke alarm, six power points and one television point.

| STAIRS AND LANDING

The stairs and landing are fitted with carpet flooring. A small window faces the rear of the property and floods the area with natural light.

| BEDROOM 1

2.81m x 4.1m (9'2" x 13'4")

This large double bedroom has one window to the front of the property including Venetian blinds, carpet flooring, attractive décor, one radiator, one centre light piece and one thermostat control for the heating. There are six power points, one television point, one telephone point and an impressive array of built-in storage units.



| BEDROOM 2

3.47m x 3.06m (11'3" x 10'0")

A superb double bedroom has one window to the front of the property with bespoke timber shutters. The room features attractive décor with laminate timber flooring and impressive sliderobes offering extensive storage space.



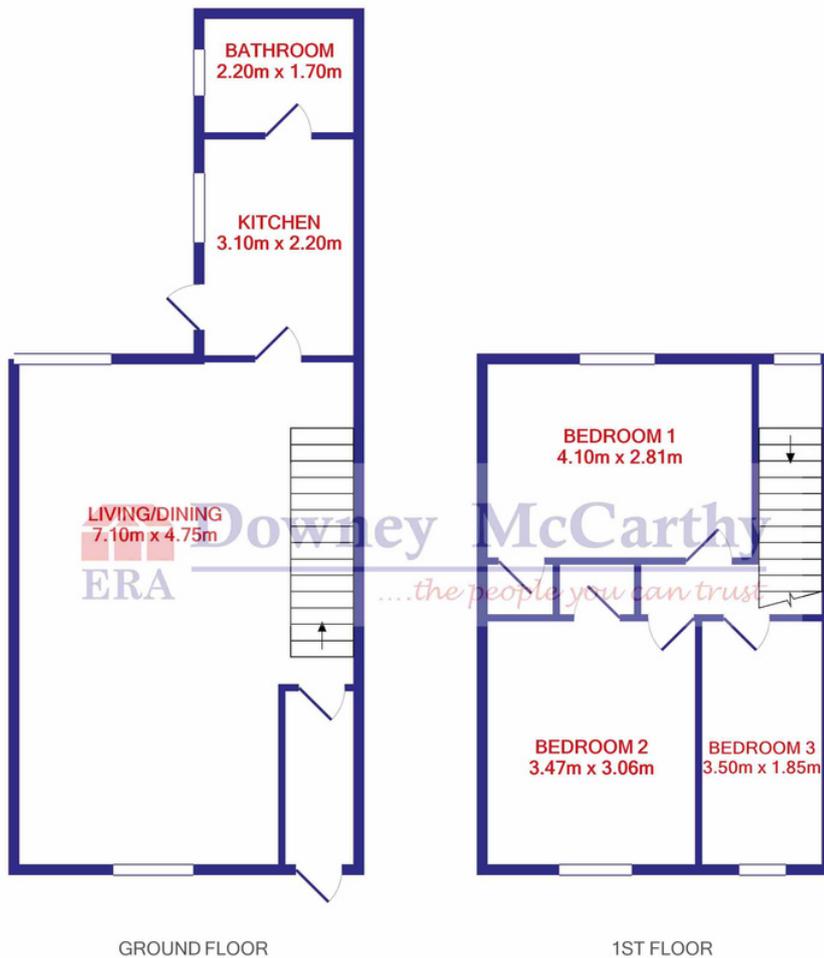
| BEDROOM 3

3.5m x 1.85m (1'4" x 6'0")

A large single room with extensive built in storage space is located at the front of the property. The room offers attractive décor with high quality laminate timber flooring.



| FLOOR PLAN



TOTAL APPROX. FLOOR AREA 79.0 SQ.M. (850 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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| DIRECTIONS

Please see Eircode T12 W6DD for directions.



| ALL ENQUIRIES TO:

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