

12 Maryville Cottages, Old Youghal Road, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superbly presented, mid-terrace two bedroom, two bathroom property which is situated within a 5 minutes' drive to Cork city centre and all essential and recreational amenities. Accommodation consists of reception hallway, living room, kitchen/dining area, utility room, and main family bathroom on ground floor. Upstairs the property offers two spacious bedrooms and an en suite.



AMV: €225,000

BER E1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 75 Sq. M. / 807 Sq. Ft.
- Built in 1900
- BER E1
- Gas fired central heating
- Two spacious bedrooms
- Enclosed rear yard and a patio area to the front
- Last rental income €1,131 per month
- Fantastic location close to a host of amenities including primary and secondary schools, shopping centres, shops, banks, restaurants
- Mature residential area
- On street parking

| PORCH

1.62m x 1.02m (5'3" x 3'3")

A PVC door with frosted glass panelling allows access to the porch area. The porch has tile flooring, one centre light piece and a door allowing access to a living room.

| LIVING ROOM

3.24m x 4.55m (10'6" x 14'9")

The living room has a large window overlooking the front of the property which allows extensive natural light to flood the room. The room is superbly presented with attractive solid wood flooring. Other features include a centre light piece, an open fireplace, one radiator and French double doors with frosted glass panelling allowing access to kitchen/dining room.



| KITCHEN/DINING

3.31m x 4.53m (10'8" x 14'8")

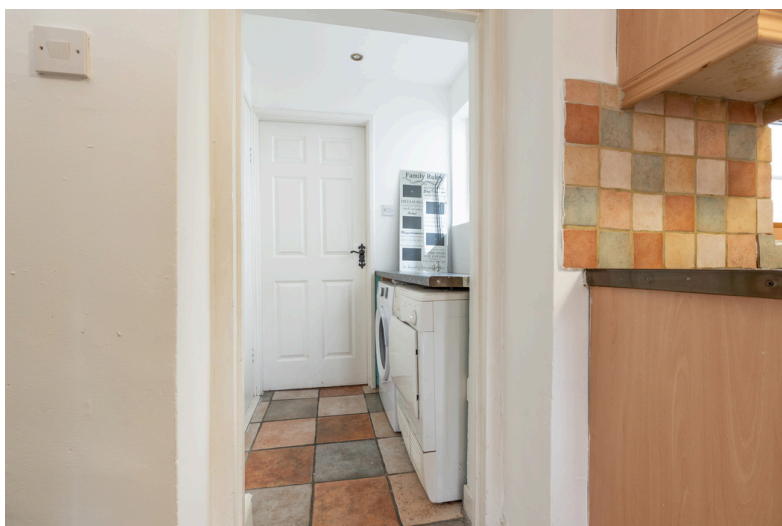
The open plan kitchen/dining area has one window to the rear, tile flooring, fitted units at eye and floor level, tile splashback, a stainless steel sink, integrated oven/hob/extractor fan and a fridge freezer. The room also benefits from ample storage under the staircase and allows access to the utility and main family bathroom.



| UTILITY ROOM

1.53m x 1.51m (5'0" x 4'9")

The utility room has a window overlooking the rear yard, tiled flooring, one centre light piece. Other features include space for under counter washer and dryer and access to the hot-press.



| MAIN FAMILY BATHROOM

1.85m x 4.45m (6'0" x 14'5")

The main family bathroom features a four piece suite including a shower fitted over the bath, floor and wall tiling, one frosted window to the rear yard and two light pieces. A PVC door with glass panelling allows access to the yard.



| STAIRS AND LANDING

The stairs and landing area features carpet flooring. At the top of the landing there is one window to the rear of the property, , one centre light piece and access to the two bedrooms.

| BEDROOM 1

3.14m x 4.44m (10'3" x 14'5")

This spacious double bedroom has one large dormer window to the front of the property, built-in storage slide-robes from floor to ceiling, one centre light piece, carpet flooring and one radiator.



| BEDROOM 2

3.4m x 2.92m (11'1" x 9'5")

Another spacious double bedroom has one large dormer window to the rear of the property, one centre light piece, carpet flooring, one radiator. A door allows access to the ensuite bathroom.



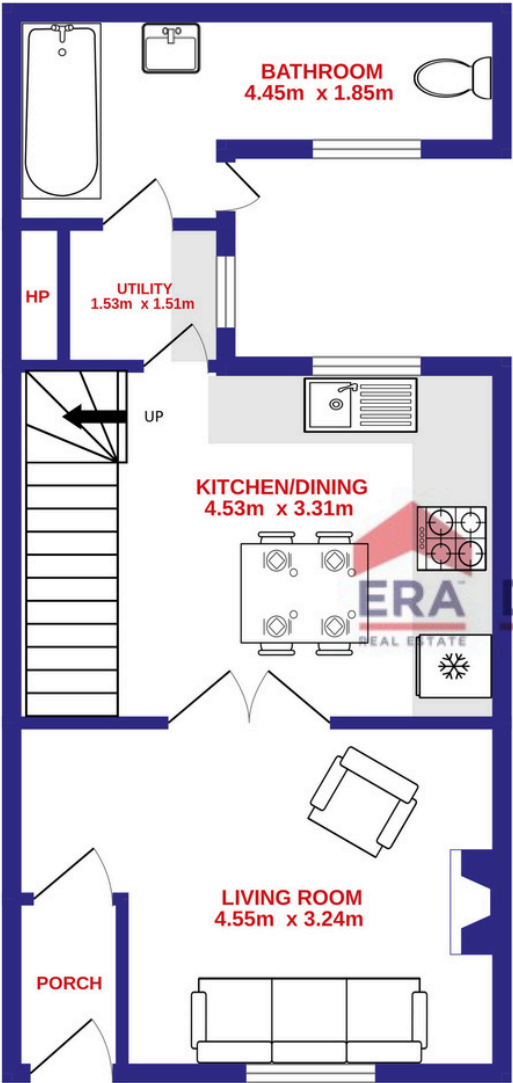
| EN SUITE

2.56m x 0.79m (8'3" x 2'5")

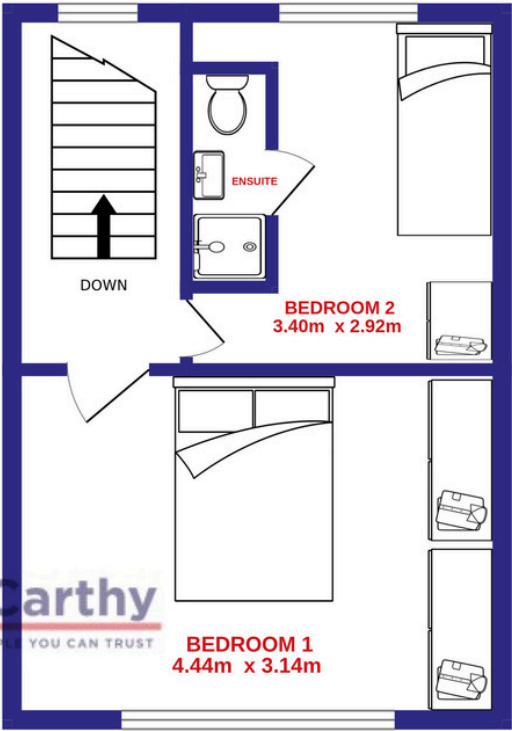
The ensuite features a three piece suite with electric shower, floor and wall tiling, one radiator and one centre light piece.

| FLOOR PLAN

GROUND FLOOR



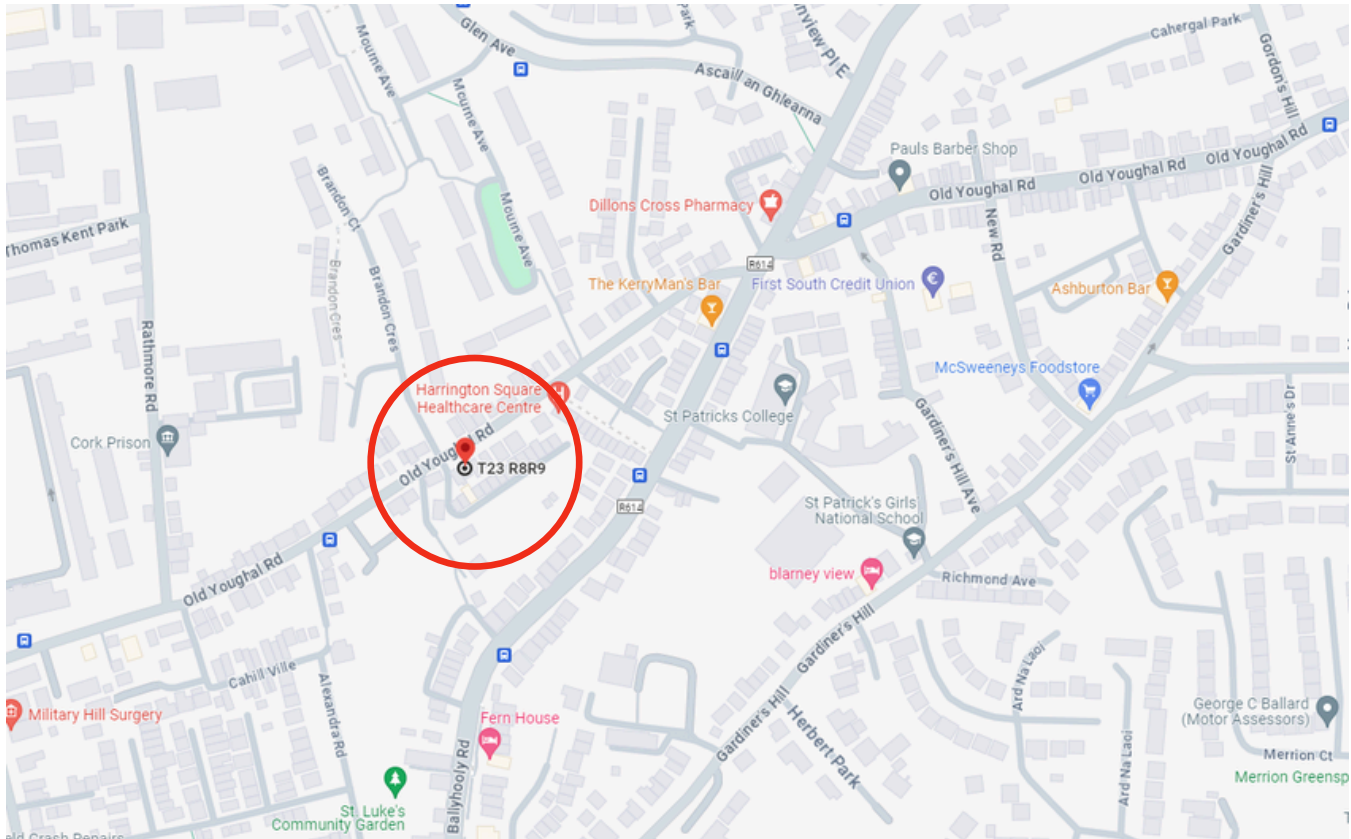
1ST FLOOR



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| DIRECTIONS

Please see Eircode T23 R8R9 for directions.



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