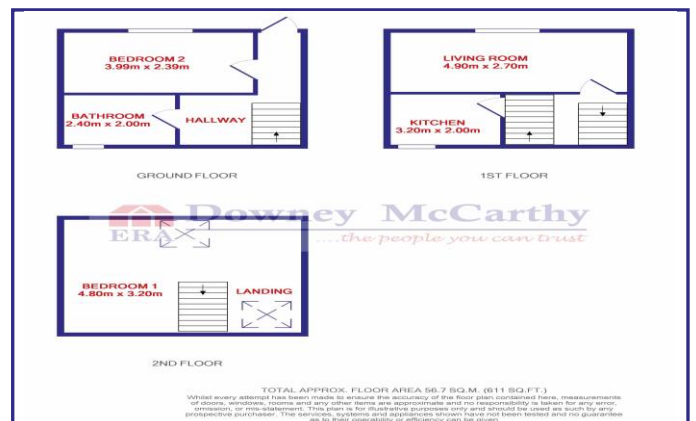


2 Beales Hill Lower Glanmire Road, City Centre Nth, Cork City



ERA Downey McCarthy are delighted to present this recently renovated 2 bed terraced house situated just off the Lower Glanmire Road within walking distance of the city centre and the new development in Horgans Quay and the train station. Accommodation consists of a hallway, a bedroom and a bathroom on the ground floor, a living room and a kitchen on the first floor and a bedroom in the attic.



€80,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 4.7m x 1.0m
- Bedroom 2 2.4m x 2.8m

The hallway has tile flooring and one centre light fitting and a storage cupboard.

This bedroom is located on the ground floor and has one window overlooking the front of the property. The room has carpet flooring, a gas boiler and one centre light piece.



- Bathroom 2.0m x 2.4m

The bathroom has one centre light piece, an electric Mira Sport shower, a bathtub and a window overlooking the rear of the property. Other features in the bathroom include a wash hand basin with tile splash back, one W.C, tile flooring and one radiator.



- Stairs and Landing 2.3m x 1.5m
- Kitchen 2.0m x 3.2m

The stairs and landing are carpeted throughout and one centre light piece on the first floor landing.

The kitchen has tile flooring, one centre light piece, one window overlooking the rear of the property, one radiator. The kitchen has modern fitted units with tile splash back, sink, oven, hob and extractor fan.



- Living Room 4.8m x 2.7m

The living room has one window overlooking the front of the property and carpet flooring. Features of the room include one fireplace, four power points, one centre light piece and one radiator.



- Bedroom 1/Attic 3.2m x 4.8m

The attic acts as the main double bedroom for the property. There is a velux window at the top of the stairwell and another window towards the front of the property that allows a lot of natural daylight into the room. Features in the room include one radiator, one centre light piece, carpet flooring and built-in wardrobe.



Features

- 614 sq. ft. approx.
- Presently rented for €760 per month
- or €9,120 p.a. After recent rent review
- Well presented property
- 2 bed terraced house
- Convenient location close to city centre
- Walking Distance to all amenities
- Natural Gas Central Heating
- PVC Double Glazed windows
- Ideal investment as a rental property

Directions

Please see the Eircode T23 YH0A

Outside



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60 South Mall, Cork
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The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith.



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