

## 2 Green Street, Greenmount, Cork City.



ERA Downey McCarthy Auctioneers are delighted to offer to the market this lovely and cosy two bedroom townhouse situated in a highly sought after location, within easy walking distance of UCC. The property has been well maintained throughout and benefits from its ideal location close to the junction of Barrack Street and Bandon Road. The Lough and all amenities are close by, as well as being only a short walk to Cork city centre.



**AMV: €200,000**



**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 62.15 Sq. M. / 669 Sq. Ft.
- Built in 1900 approx.
- BER G
- Two double bedrooms upstairs
- Well-maintained throughout
- Enclosed rear courtyard
- Ideal first time buy/investment opportunity
- Never rented so not rent capped
- Walking distance to UCC and the city centre
- Convenient and sought after location close to Barrack Street, Bandon Road and The Lough

## | RECEPTION HALLWAY

3.01m x 1m (9'8" x 3'2")

A solid teak door allows access into the main reception hallway. The hallway has timber flooring, a fuse board, one centre light fitting and doors leading you through to the living room and dining room respectively.



## | LIVING ROOM

2.56m x 3.71m (8'3" x 12'1")

The living room has one large window to the front of property, allowing extensive natural light to fill the area. The room has carpet flooring, an open fireplace and one centre light fitting.



## | DINING ROOM

2.94m x 4.41m (9'6" x 14'4")

The dining room has vinyl flooring, one centre light fitting, an open fireplace, one window to the rear, under stair storage and a door leads out to the kitchen.



## | KITCHEN

3.13m x 2.32m (10'2" x 7'6")

The kitchen has a worktop counter, space for an oven, a stainless steel sink, vinyl flooring, one window to the side of the property, centre light fitting, smoke alarm and a door to the rear hall.



## | REAR HALL

0.95m x 0.69m (3'1" x 2'2")

The rear hall has vinyl flooring, a teak door with frosted glass panelling accessing the rear yard and access to the bathroom.

## | BATHROOM

1.94m x 1.58m (6'3" x 5'1")

Located on the ground floor, the bathroom features a built-in shower cubicle incorporating a Mira Sport electric shower, vinyl flooring, wall tiling, Velux window, and an extractor fan.



## | STAIRS AND LANDING

3.18m x 0.93m (10'4" x 3'0")

The landing has vinyl flooring and solid doors lead to both bedrooms.

## | BEDROOM 1

2.58m x 4.45m (8'4" x 14'5")

This spacious double bedroom has two windows overlooking the front of the property, carpet flooring, centre light fitting and a built-in wardrobe unit for storage.



## | BEDROOM 2

3.08m x 3.61m (10'1" x 11'8")

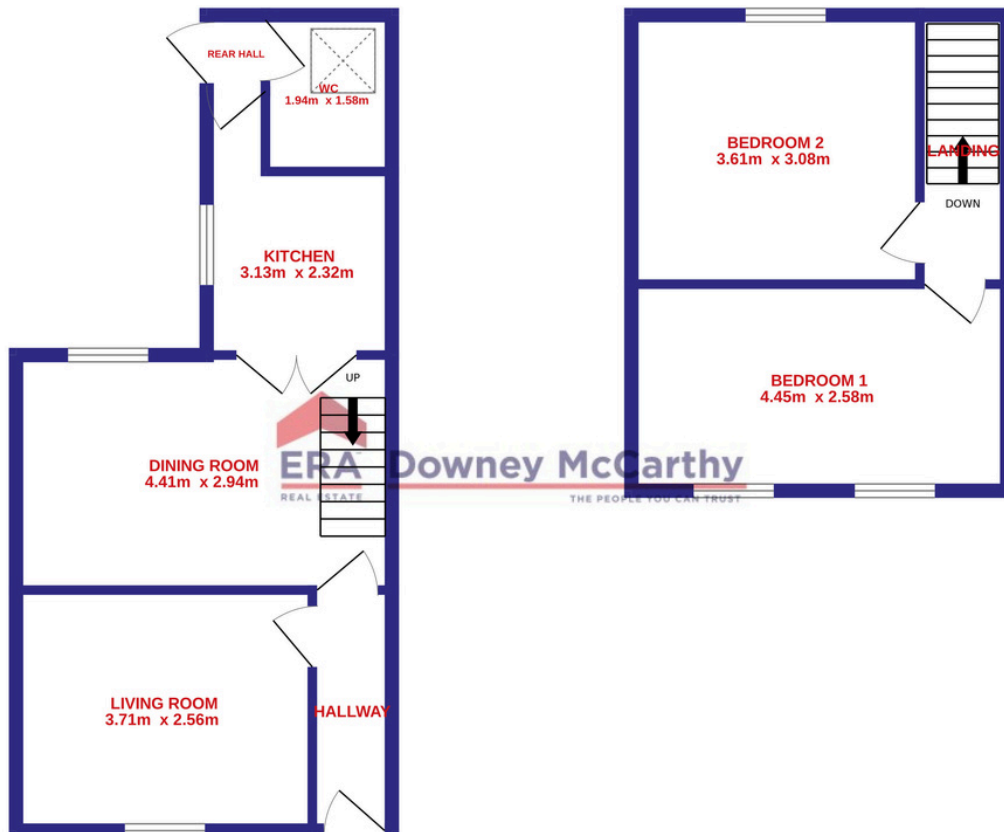
Another generous sized double bedroom with one window to the rear of the property, carpet flooring, centre light fitting and a built-in wardrobe unit for storage.



## | FLOOR PLAN

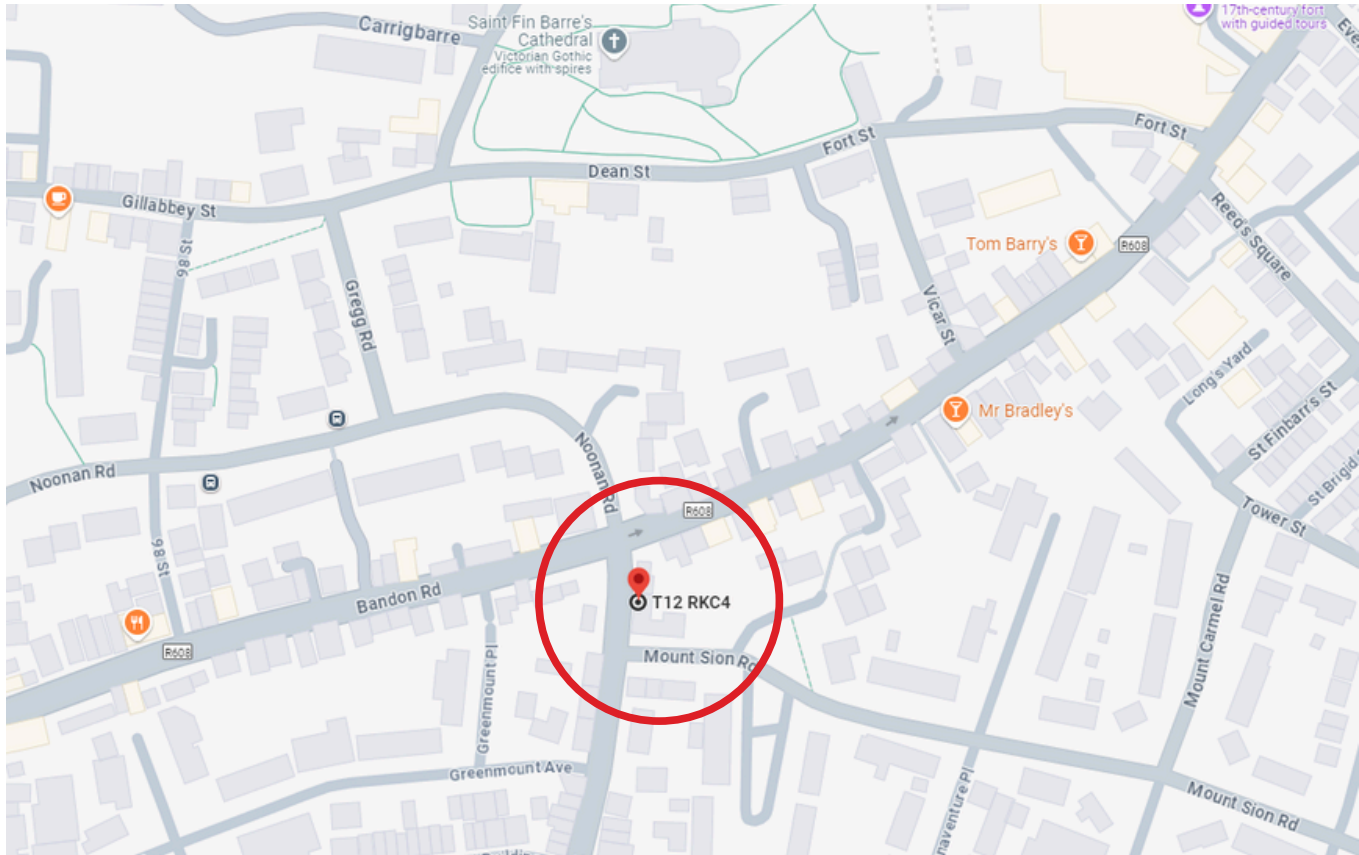
GROUND FLOOR

1ST FLOOR



## | DIRECTIONS

Please see Eircode T12 RKC4 for directions.



## | ALL ENQUIRIES TO:



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