

21 Seminary Walk, Farranree, Cork



ERA Downey McCarthy Auctioneers present to the market this conveniently located three bedroom terraced property in Seminary Walk, Farranree. Situated just 10 minutes walk from Blackpool Shopping Centre and Retail Park, there is a vast array of amenities nearby including shops, supermarkets, crèches, primary & secondary schools, gyms, bars and restaurants etc. This property is a blank canvas for prospective purchasers, ideal for builders or developers as it offers the potential to create a dream home in a convenient location.



AMV: €135,000



60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 65.75 Sq. M / 708 Sq. Ft
- Built in 1940 approx.
- BER G
- New windows and doors fitted in 2023
- New gutters front and back
- Blank canvas
- Three bedrooms upstairs
- Enclosed rear garden
- Walking distance to Blackpool Shopping Centre
- Close to shops and primary & secondary schools etc.
- On the 201 and 203 bus routes
- Easy access to the N20 road network to Cork city centre, Blarney, Mallow

| RECEPTION HALLWAY

2.13m x 1.77m (6'9" x 5'8")

A PVC door allows access to reception hallway which has tile flooring, one centre light fitting, a fuse board and solid doors leading to all rooms.



| BATHROOM

2.22m x 1.34m (7'2" x 4'3")

Located on the ground floor, the bathroom features a three piece suite, tile flooring, one centre light fitting and one frosted window to the front of the property.



| LIVING ROOM

4.43m x 4.05m (14'5" x 13'2")

This spacious living room has one large window to the rear of the property, tile flooring, plenty of space for a suite of furniture, an original fireplace, built-in unit storage, one centre light fitting. A doorway from the living room allows access to the kitchen.



| KITCHEN

2.1m x 1.65m (6'8" x 5'4")

This kitchen area is a blank canvas for potential purchasers. The room has one window to the front of the property and one centre light fitting.

| REAR HALLWAY

4.05m x 0.86m (13'2" x 2'8")

The rear hallway has tile flooring, a PVC door allowing access to the rear garden and a large storage press.

| STAIRS AND LANDING

1.74m x 2.12m (5'7" x 6'9")

The stairs and landing has the original wooden flooring. The landing has one centre light fitting and an access hatch to the attic. Solid doors lead to all rooms.



| BEDROOM 1

2.86m x 4.98m (9'3" x 16'3")

This spacious bedroom has two windows overlooking the front of the property, offering panoramic views and allowing extensive natural light to fill the area. The room has original timber flooring, a feature fireplace, one centre light fitting and neutral décor.



| BEDROOM 2

3.69m x 2.8m (12'1" x 9'1")

This double bedroom has one window to the rear of the property, original timber flooring, a feature fireplace, one centre light fitting and neutral décor.



| BEDROOM 3

2.83m x 2.07m (9'2" x 6'7")

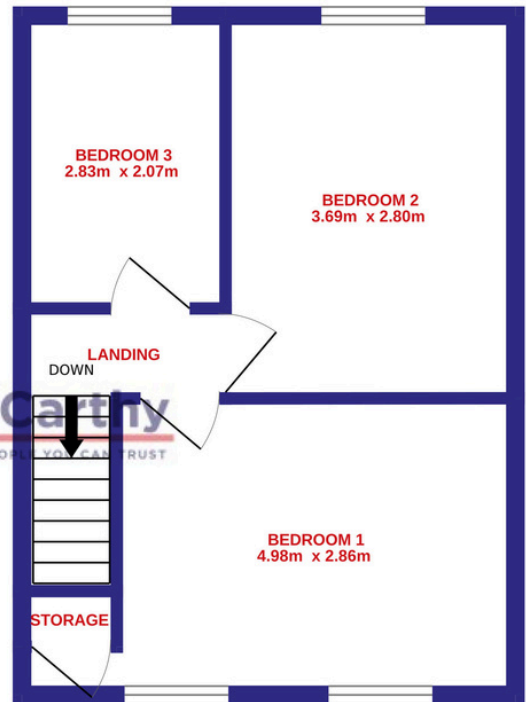
This large single bedroom has one window to the rear of the property, original timber flooring, one centre light fitting and neutral décor.



| FLOOR PLAN

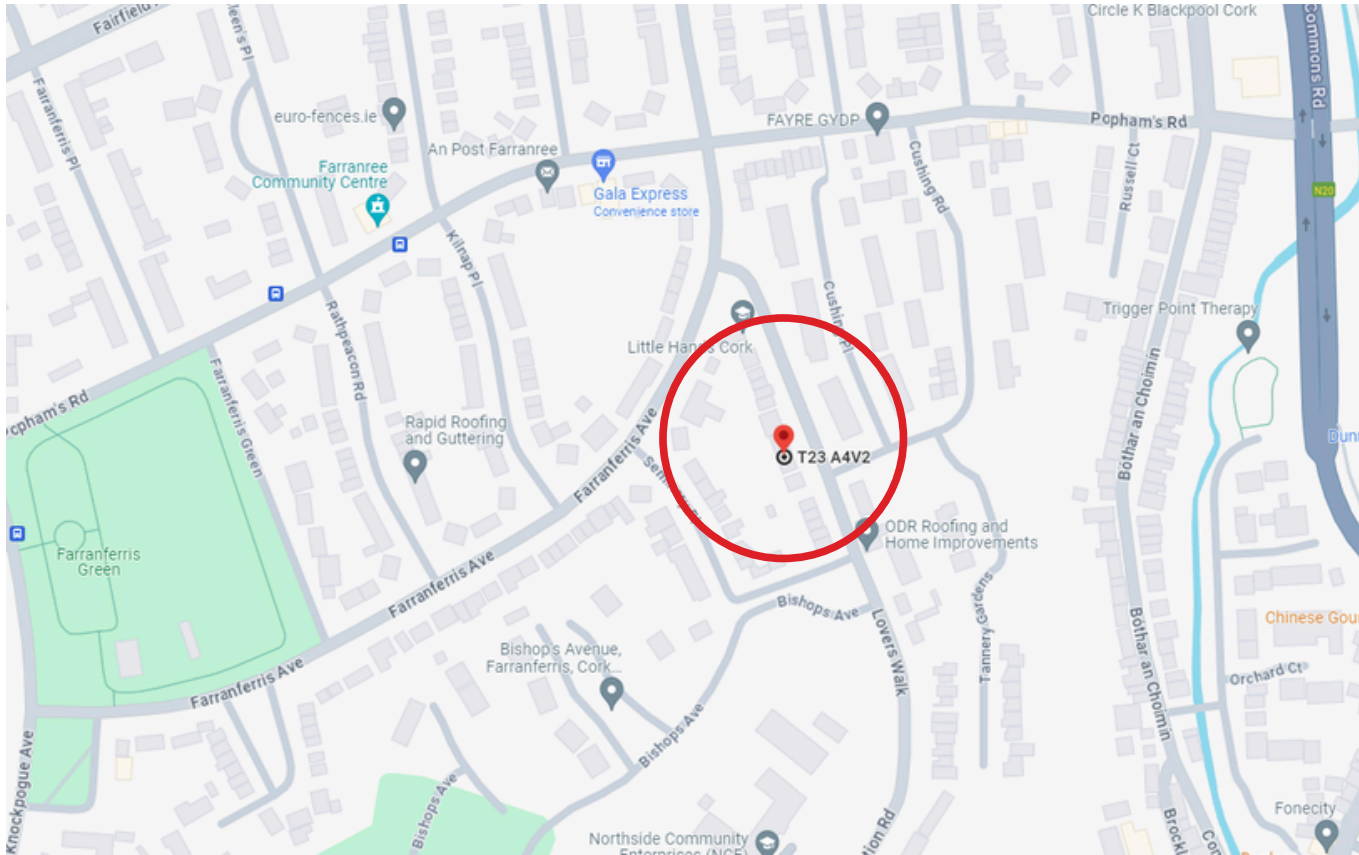
GROUND FLOOR

1ST FLOOR



| DIRECTIONS

Please see Eircode T23 A4V2 for directions.



| ALL ENQUIRIES TO:



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