

## 7 St. Patrick's Terrace, Pouladuff Road, City Centre Sth, Cork City



ERA Downey McCarthy are very pleased to put no. 7 St. Patrick's Terrace on the market. This cosy 2/3 bed townhouse is within walking distance of UCC and the city centre and is sure to be in popular demand.



€180,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 2.88m x 0.83m

The reception hallway has a tiled floor, radiator, light fitting and overhead there is a storage unit that contains Pay as You Go meters and the ESB service board. Glass panel doors lead into all downstairs rooms.

- Living Room 3.29m x 2.83m

This room could also be altered to a ground floor bedroom. The living room has an old fashioned fireplace with tile surround, one window overlooks the front, carpet flooring, one radiator, centre light fitting, ten power points and one television point.



- Sitting Room 4.25m x 3.0m

This room has a feature fireplace. This is a cast-iron fireplace with a tile hearth and a mahogany mantelpiece. The room has one centre light fitting, radiator, semi-solid wooden floor, ample power points, two radiators and an open archway leads out to the kitchen/dining and a stairway leads up to the first floor.



- Kitchen/Dining 4.21m x 2.22m

The kitchen/dining is an extension to the ground floor of the existing house. The kitchen area is to the right-hand side and has fully fitted units, space for an electric oven, hob, mini integrated dishwasher, space for a fridge freezer and a microwave is neatly built into the wall. Two windows overlook the back of the property and a PVC door allows access to the rear.

To the left hand side of the room there is a dining area with a breakfast bar counter ideal for tall stools. Features of the room include one radiator, tile floor, recess lighting and a spotlight fitting.



- Stairs & landing 1.72m x 1.08m

The stairs are fully carpeted leading up to the first floor landing. The landing has one radiator, recess lighting, smoke detector, climate control for the heater and access to the attic.

- Bedroom 1 4.24m x 2.77m

The room has two windows overlooking the front of the property. The front of the property has a good view towards Roselawn, Deerpark and the Lough community centre on the right hand side. The bedroom itself has space for a double bed, radiator, centre light fitting and carpet flooring.





- Bedroom 2 3.23m x 2.27m

This bedroom has one window overlooking the back of the property. The room has a fitted press which houses the newly fitted gas boiler, one radiator, four power points, one centre light piece and carpet flooring.



- Main Bathroom 2.1m x 2.73m

The bathroom has a fitted electric shower, one W.C, one light fitting, one wash hand basin, one radiator and tiled floors and walls throughout. One window overlooks the back of the property.

## Features

- 650 Sq. Ft. Approx.
- Great Location
- Walking Distance to all amenities
- Close to UCC and the City Centre
- Natural Gas Central Heating
- Shed with power out the back

## Directions

Please see Eircode T12 WK5P



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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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