

185 Blarney Street, Cork City **BER D2**



Most attractive and spacious three bed townhouse situated in a very popular and convenient location close to Cork City Centre. This property comes with the benefit of an absolutely amazing back garden with panoramic city views from the south facing patio.



AMV: €275,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 6.86m x 1.72m
- Living Room/Lounge 6.86m x 3.26m

The hallway has plenty of space under the stairs for storage and houses the natural gas boiler. Other features include a large radiator with radiator cover, solid wooden floor, ESB service board and meter and glass panel doors lead into all rooms.

The open plan lounge/living room has one window overlooking the front of the property, fitted with curtains, pelmet and net curtains. Features include a fitted fireplace, solid wooden floor, fireplace with marble surround and mahogany mantelpiece and gas fire insert, two light fittings, two ceiling roses and cornicing surrounds the ceiling. Glass panel doors lead out to the kitchen/dining room.



- Kitchen/Dining Room 4.95m x 4.32m

A very spacious kitchen/dining room which is an extension to the original house. The kitchen has fully fitted solid oak units at eye and floor level with an extensive worktop counter and tile splash back, a fitted double drainer sink and one large window overlooking the city towards UCC and the suburbs. Other features include tile splash back, five power points, one radiator, a florescent light fitting and vinyl flooring.



A glass panel door leads out to the back garden.

- Stairs and landing 2.85m x 1.8m
- Bedroom 1 3.99m x 2.56m

The stairs are fully carpeted leading to the first floor landing. The landing has an access hatch for the attic, carpet flooring and a hot press with a pre-sealed cylinder tank and some fitted shelving.

A spacious double bedroom with one large window overlooking the front of the property. Features include one radiator, one light fitting, carpet flooring and four power points.



- Bedroom 2 3.09m x 3.32m

Another spacious double room with one window overlooking the back of the property. Features include one radiator, four power points, laminate wooden floor and one television point.



- Bedroom 3 2.71m x 2.39m

This room has one window overlooking the front of the property, one radiator, one light fitting, carpet flooring, fitted wardrobe and two power points.



- Main Bathroom 2.06m x 1.84m

The bathroom has a wide shower cubicle with a Mira sport electric shower fitted overhead. Other features include fully tiled walls and floors, one frosted window, one light fitting, one fitted mirror, a decorative wash hand basin, one W.C and one radiator.

Features

- 94 Sq. M / 1,012 Sq. Ft
- D2 BER
- Superb back garden
- Panoramic city views
- South facing to the rear
- Excellent Location
- Immense Potential
- Walking distance to Cork City Centre
- Close to all amenities such as schools, pharmacy and shops etc.
- Natural Gas Central Heating
- Accessible to Apple Headquarters & UCC

Directions

Please see Eircode T23 H3C9 for directions.



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