

358 Blarney Street, Cork City



ERA Downey McCarthy Auctioneers are delighted to launch to the market this centrally located, six bedroom terraced property which benefits from its superb position close to Cork city centre. This is a popular and convenient location close to all amenities and major employers including Apple Headquarters, Mercy University Hospital and UCC.

Currently laid out as three apartments, accommodation consists of the following:

- **Apartment 1:** hallway, living room, kitchen, two double bedrooms, and the bathroom.
- **Apartment 2:** hallway, living room, kitchen, two double bedrooms, and the bathroom.
- **Apartment 3:** hallway, living room, kitchen, two double bedrooms, and the bathroom.

AMV: €375,000

BER E1 BER F

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Selling with tenants in situ
- Current rent roll is €30,000 p.a
- Centrally located end of terrace property currently laid out as three separate apartments
- Approx. 141.11 Sq. M / 1,519 Sq. Ft
- Built c. 1900
- BER E1 – F
- Electric heating
- Double glazed PVC windows
- Rear courtyard area
- Excellent location
- Walking distance to Cork City Centre and close to all amenities
- Ideal investment opportunity

| MAIN ENTRANCE HALLWAY

Accessed via the rear courtyard, the main entrance hallway has one centre light piece, access to the ground floor apartment, and access to the carpeted stairs which leads to the first and second floors.

| APARTMENT 1

| HALLWAY

1.35m x 2.44m (4'4" x 8'0")

The hallway has carpet flooring, and one centre light piece.

| LIVING ROOM

3.86m x 3.94m (12'6" x 12'9")

The spacious living room has two windows to the front of the property, one centre light piece, electric radiator, carpet flooring, neutral décor, and power points.

| KITCHEN

3.45m x 2.11m (11'3" x 6'9")

The kitchen features vinyl flooring, fitted units at eye and floor level, worktop counter, tile splashback, one window to the side of the property, a stainless steel sink, oven, five power points, electric radiator, and one fluorescent light fitting.

| **BEDROOM 1**

3.25m x 2.79m (10'6" x 9'1")

This double bedroom has one window to the front of the property, carpet flooring, one centre light piece, electric radiator, and power points.

| **BEDROOM 2**

3.5m x 2.37m (11'4" x 7'7")

This bedroom has one window overlooking the rear yard, carpet flooring, one centre light piece, electric radiator, and two power points.

| **BATHROOM**

1.71m x 2.58m (5'6" x 8'4")

The bathroom features a three piece suite including a shower cubicle and electric shower, one centre light piece, one frosted window to the rear, and a heater.

| **FIRST FLOOR STAIRS AND LANDING**

1.56m x 1.77m (5'1" x 5'8")

Accessed via the side entrance and rear courtyard, carpet steps lead to the first floor. The landing has one centre light piece, two smoke alarms, a fuse box, fire alarm system, and a pre-paid meter box.

| **APARTMENT 2**

| **HALLWAY**

2.09m x 0.79m (6'8" x 2'5")

The hallway has carpet flooring, one centre light piece, a smoke alarm, and access to all rooms.

| **LIVING ROOM**

3.12m x 4.33m (10'2" x 14'2")

The main living room has two windows to the front of the property, one centre light piece, electric radiator, carpet flooring, and six power points.

| KITCHEN

3.55m x 2.14m (11'6" x 7'0")

The kitchen features vinyl flooring, fitted units at eye and floor level, worktop counter, tile splashback, attractive neutral décor, one window to the side of the property, a stainless steel sink, oven, washing machine, power points, electric radiator, and one fluorescent light fitting.

| BEDROOM 1

3.48m x 2.49m (11'4" x 8'1")

This dual aspect double bedroom has one window overlooking the front of the property, and one window to the side. The room has carpet flooring, one centre light piece, electric radiator, and four power points.

| BEDROOM 2

3.35m x 2.48m (10'9" x 8'1")

This double bedroom has one window overlooking the rear yard, carpet flooring, one centre light piece, electric radiator, fitted wardrobe, and four power points.

| BATHROOM

2.68m x 1.27m (8'7" x 4'1")

The bathroom features a three piece suite including a shower cubicle incorporating a Triton T90 electric shower, floor and wall tiling, one frosted window to the rear, and a fan heating system. There is access to the hot press from this room.

| SECOND FLOOR STAIRS AND LANDING

The carpeted staircase leads to the top floor apartment. The landing area has one window, carpet flooring, an electric heater, main fuse board, the pre-paid meter box, and access to the attic space.

| APARTMENT 3

| HALLWAY

0.89m x 2.49m (2'9" x 8'19")

The hallway has carpet flooring and an electric radiator.

| LIVING ROOM

3.35m x 4.27m (10'9" x 14'0")

The living room has two windows to the front of the property, one centre light piece, neutral décor, electric radiator, carpet flooring, and four power points.

| KITCHEN

3.52m x 2.22m (11'5" x 7'2")

The kitchen features vinyl flooring, fitted units at eye and floor level, worktop counter, tile splashback, one window to the side of the property, neutral décor, a stainless steel sink, oven, a washing machine, dryer, an under counter fridge freezer, five power points, one fluorescent light fitting, and access to the hot press.

| BEDROOM 1

3.33m x 2.55m (10'9" x 8'3")

This dual aspect double bedroom has one window overlooking the front of the property, and one window to the side. The room has carpet flooring, one centre light piece, electric radiator, and four power points.

| BEDROOM 2

3.22m x 2.47m (10'5" x 8'1")

This double bedroom has one window overlooking the rear yard, carpet flooring, one centre light piece, electric radiator, and four power points.

| BATHROOM

2.44m x 1.35m (8'0" x 4'4")

The bathroom features a four piece suite including a Triton T90 electric shower fitted over the bath, floor and wall tiling, one frosted window to the rear, one centre light piece, and a fan heating system.

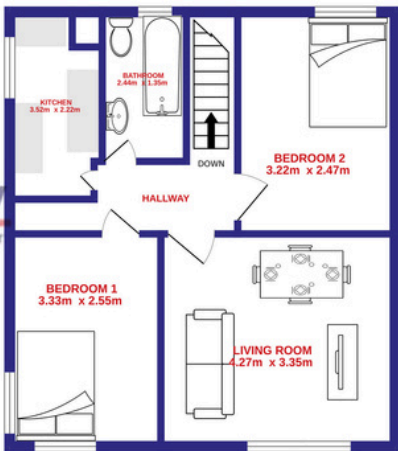
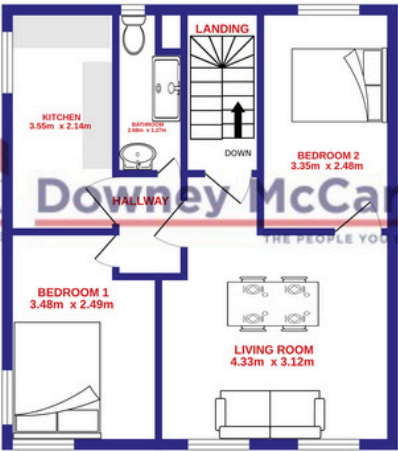
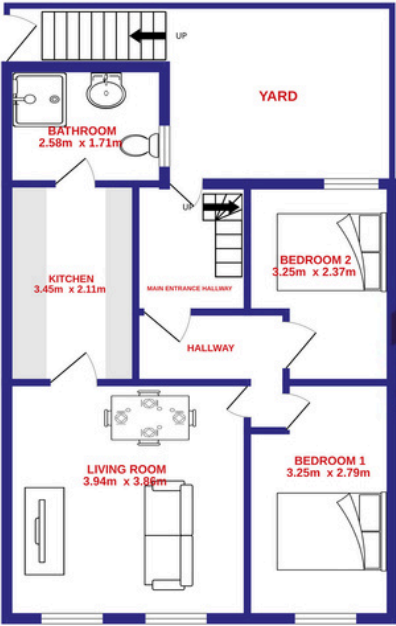


| FLOOR PLAN

GROUND FLOOR

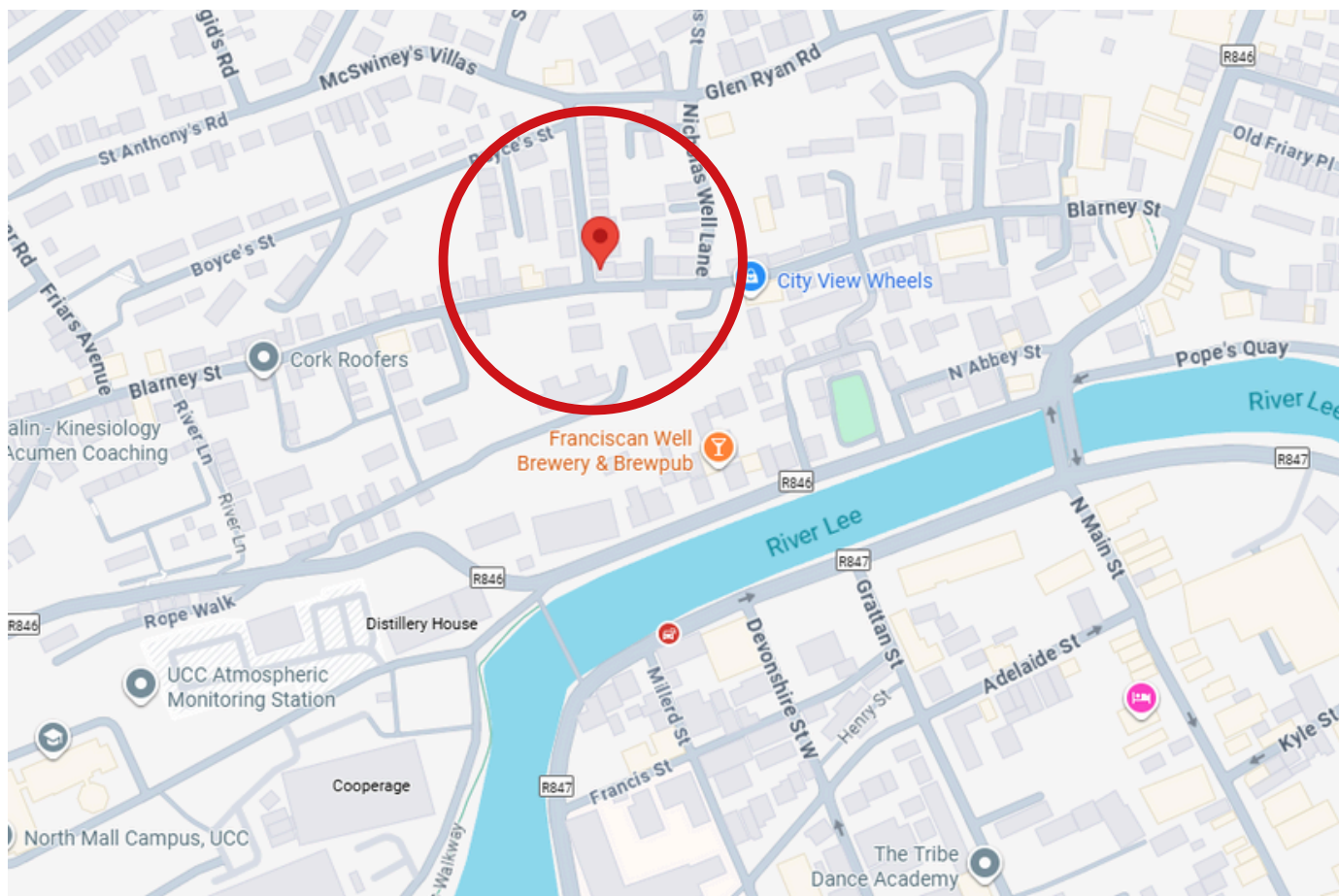
1ST FLOOR

2ND FLOOR



| DIRECTIONS

Please see Eircode T23 P978 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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