

26 Tower Street, Cork City



Cash Buyers Only.

**For sale by online auction at 11:00AM on Friday 22nd November 2024 -
please visit www.ericork.ie for more details.**

***** Selling with tenants in situ*****

ERA Downey McCarthy Auctioneers are delighted to present to the market this two bedroom terraced house, occupying a most convenient location just a few minutes' walk to UCC, Cork city centre and all amenities including restaurants, bars, pharmacy, medical centres, gyms, transport links, schools and more.

Accommodation consists of reception hallway, living room, kitchen and shower room on the ground floor. Upstairs the property offers two double bedrooms.

AMV: €120,000

BER D2

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@ericork.ie | **Web:** www.ericork.ie

PSRA No. 002584

| FEATURES

- Leasehold title - 53 years remaining
- Selling with tenants in situ
- Rental income of €1,281 per month
- Approx. 71 Sq. M. / 764 Sq. Ft.
- Built in 1920
- BER D2
- Mix of PVC and timber double glazed windows
- Gas fired central heating
- Two bedrooms
- Extended to the rear
- Enclosed yard
- Convenient location close to UCC and Cork city centre
- A host of amenities are nearby including restaurants, bars, pharmacy, medical centres, gyms, transport links, schools and more

| RECEPTION HALLWAY

6.34m x 1.01m (20'8" x 3'3")

A timber door with frosted glass panelling allows access into the hallway which has laminate flooring, one centre light piece and timber stairs leading you to the first floor.



| OPEN PLAN KITCHEN/DINING/LIVING

Living/Dining Area - 6.34m x 3.4m
(20'8" x 11'1")

The living/dining room is dual aspect with one window to the front of the property and one window to the rear. The area has laminate flooring, an electric fireplace, neutral décor, two radiators and two light pieces.



**Kitchen - 3.65m x 2.03m
(11'9" x 6'6")**

The extended kitchen area has tile flooring throughout, one centre light piece and one window overlooking the rear courtyard. There are fitted units with worktop counter, tile splashback, a stainless steel sink, space for a washing machine, space for an oven/hob/extractor fan, space for an under counter fridge freezer.



| REAR LOBBY

0.84m x 2.02m (2'7" x 6'6")

The lobby area has tile flooring and one door allowing access to the enclosed rear yard.

| SHOWER ROOM

1.34m x 2.01m (4'3" x 6'5")

Located on the ground floor, the main shower room features a three piece suite including a corner shower cubicle incorporating an electric shower, floor and wall tiling, one window to the side of the property, one centre light piece and one radiator.



| STAIRS AND LANDING

3.23m x 2.21m (10'5" x 7'2")

The landing area has timber flooring, one Velux window, access hatch to the attic and one centre light piece.



| BEDROOM 1

3.11m x 4.42m (10'2" x 14'5")

This is a spacious double bedroom with one dormer window to the front of the property, timber flooring, one centre light piece, one large radiator and two power points.



| BEDROOM 2

3.23m x 2.21m (10'5" x 7'2")

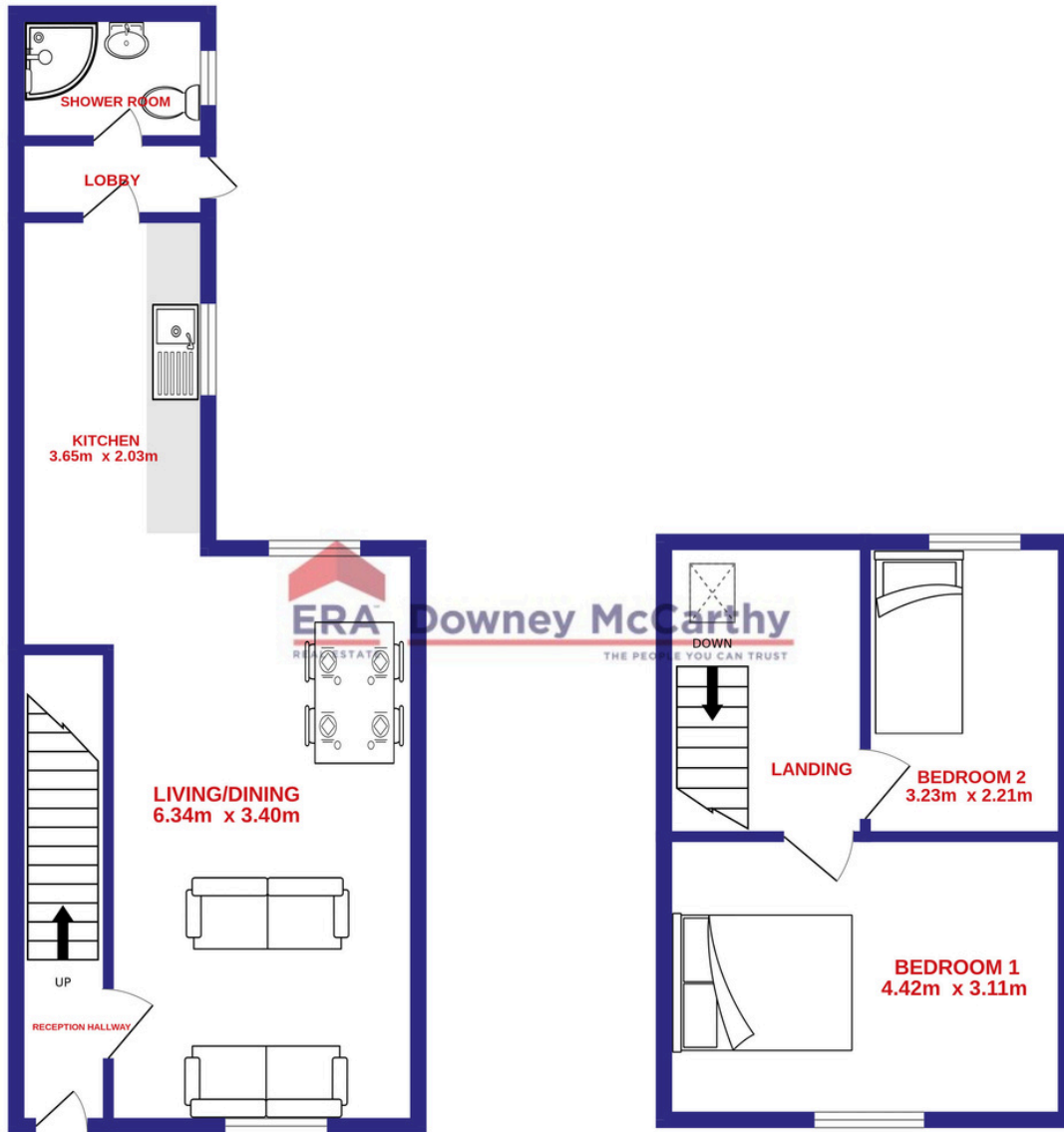
This bedroom has one window to the rear, timber flooring, one centre light piece, one radiator and two power points.



| FLOOR PLAN

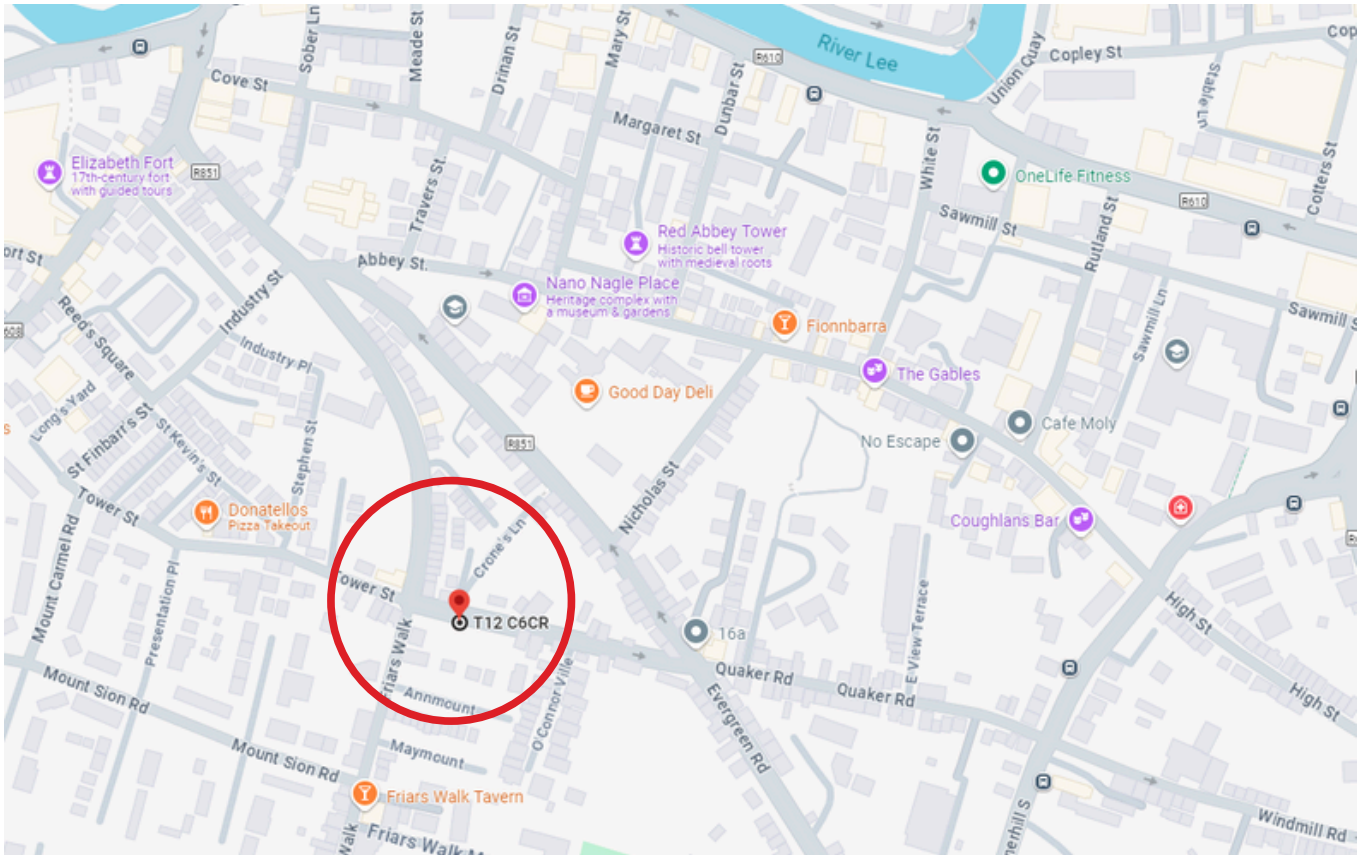
GROUND FLOOR

1ST FLOOR



| DIRECTIONS

Please see Eircode T12 C6CR for directions.



| ALL ENQUIRIES TO:

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Solicitor Details:

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