



Downey McCarthy

...the people you can trust

1 Broguemakers Hill, Shandon Street, Cork City



ERA Downey McCarthy is delighted to offer to the market this centrally located, four bedroom three storey end of terrace property on Shandon Street, Cork City. The property is ideally situated in the heart of Cork city, within walking distance of all essential and recreational amenities.



AMV: €250,000

BER C3

60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Not rent capped
- Approx. 110 Sq. M. / 1,184 Sq. Ft.
- Built c. 1980
- BER C3
- Three/four spacious bedrooms
- Two bathrooms
- Gas fired central heating
- Double glazed PVC windows
- Fantastic central location
- Close to all amenities including shops, bars, restaurants, transport links
- Walking distance from UCC, College of Commerce, St. Patrick's Street

| RECEPTION HALLWAY

4.76m x 3.9m (15'6" x 12'7")

The reception hallway has tile flooring, one radiator, one centre light piece, two power points, under stair storage and solid doors leading to all rooms.



| SITTING ROOM

2.77m x 2.65m (9'0" x 8'6")

The downstairs sitting room has one bay window to the front of the property, one centre light piece, laminate timber flooring, one radiator and three power points.



| KITCHEN/DINING

3.04m x 3.88m (9'9" x 12'7")

The kitchen/dining area features solid units at eye and floor level with worktop counter and tiled splashback. The kitchen has tile flooring, one radiator, ample power points, one centre light piece and a window to the rear of the property. There is a space for an oven/hob/extractor fan, space for a fridge freezer and plumbing for a washing machine. A door leads to the rear hall.



| REAR HALL

0.95m x 1.67m (3'1" x 5'4")

This room has tile flooring and allows access to the downstairs shower room.

| SHOWER ROOM

2.1m x 2.34m (6'8" x 7'6")

The downstairs shower/wet room features a three piece suite incorporating an electric shower, shower seat, floor and wall tiling, one centre light piece and one radiator.



| FIRST FLOOR STAIRS AND LANDING

1.85m x 3.4m (6'0" x 11'1")

The stairs to the first floor has carpet flooring. At the half landing there is one window to the side of the property, storage space, one centre light piece and one radiator.

| LIVING ROOM/BEDROOM 4

2.87m x 4.09m (9'4" x 13'4")

The spacious living room has two windows to the front of the property, allowing extensive natural light to fill the room. There is laminate timber flooring, one radiator, a feature fireplace, display/storage units and one centre light piece. This room is currently in use as a first floor living room but could also be utilised as a bedroom or home office.



| BEDROOM 3

3.19m x 2.3m (10'4" x 7'5")

This double bedroom has one window to the rear of the property, laminate timber flooring, one centre light piece and one radiator.



| BATHROOM

2.18m x 1.65m (7'1" x 5'4")

The main family bathroom features a four piece suite including an electric shower fitted over the bath, one window to the rear of the property, floor and wall tiling, one radiator, one window to the rear of the property and one centre light piece.



| SECOND FLOOR STAIRS AND LANDING

1.84m x 3.34m (6'0" x 10'9")

The stairs to the second floor has carpet flooring. The landing area has ample storage space.

| BEDROOM 1

3.39m x 4.07m (11'1" x 13'3")

This spacious double bedroom has two large windows to the front of the property, original wood flooring, one radiator, one centre light piece, wall-mounted shelving units and three power points.



| BEDROOM 2

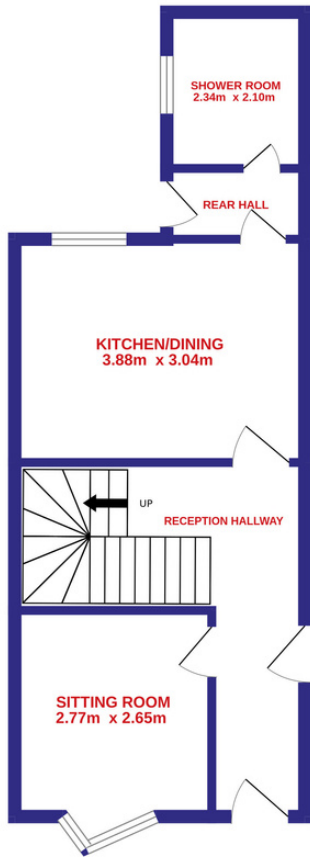
3.31m x 4.06m (10'8" x 13'3")

This large double bedroom has two large windows to the rear of the property, original timber flooring, one radiator, one centre light piece, three power points and storage units.

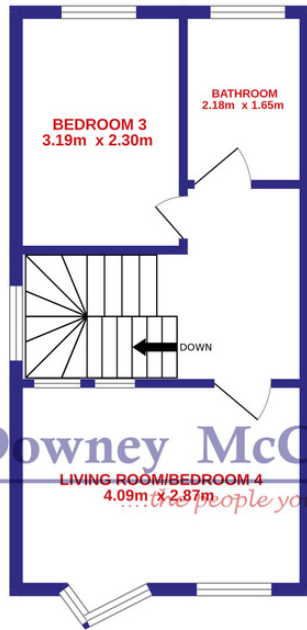


FLOOR PLAN

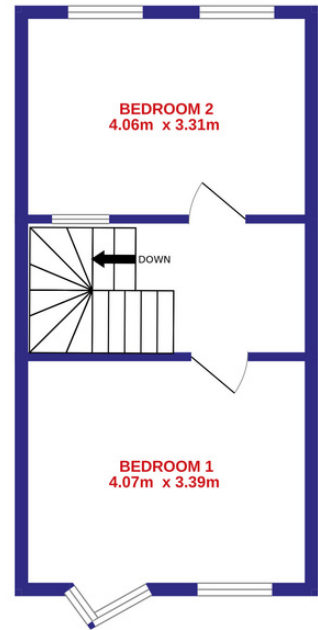
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 110.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| DIRECTIONS

Please see Eircode T23 VX0Y for directions.



| ALL ENQUIRIES TO:

Sean McCarthy
086 8385768
sean@eracork.ie



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Solicitor Details:

Carl O'Mahony, Carl O' Mahony & Co. Solicitors, 20/21 Sullivan's Quay, Cork

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