

41 Nicholas Street, Cork City 



ERA Downey McCarthy are delighted to launch to the market this most attractive, bright and very well-maintained, two-storey semi-detached property with a city centre garden, exceptionally well located, just off Douglas Street, within minutes of the city centre including The South Mall and Patrick Street.



Accommodation

- Reception Hallway

A composite front door with a glass insert allows access into the reception hallway.

The hallway has one centre light fitting, one radiator and lino flooring. A solid door leads into the main living room.

- Living Room 3.8m x 3.9m

A spacious living room that has one window overlooking the front of the property, a fireplace with gas insert, vinyl flooring, one radiator and two power points.



- Kitchen/Dining 3.25m x 4.56m

The kitchen is very bright as it has a window overlooking the rear of the property and a wooden door with glass panels allowing plenty of natural light into the premises. Attractive fitted kitchen units at eye and floor level with an extensive worktop and tile splash back, fitted sink, plumbing for a washing machine, two light fittings, one radiator, an oven, extractor fan, two power points and tile flooring. A storage press can be accessed from underneath the stairs.





- Stairs and landing

The stairs and landing have carpet flooring throughout. The landing has one centre light piece, one power point, access to the attic and solid doors lead into all rooms.

- Bedroom 1 3.17m x 4.9m

Fine and spacious double bedroom with one window overlooking the front of the property. Features include fitted units for storage, one centre light piece and three power points. The gas boiler is also housed in a press in this room.



- Bedroom 2 3.28m x 2.9m

A double bedroom with one window overlooking the rear of the property. The room has vinyl flooring, one centre light fitting, one radiator and one power point.



- Bathroom 1.7m x 1.89m

A three piece suite with a brand new shower and one window overlooking the rear of the property. The bathroom has a ceramic tiled floor, one radiator, extractor fan and a fully tiled shower cubicle with an Triton electric shower over head.

Features

- 63 Sq.M / 678 Sq.Ft Approx.
- BER PENDING
- Built only 25 years ago to modern standards
- Attractive central location
- Private and enclosed rear garden
- Fitted units providing plenty of storage
- Potential rental income of €1,450 per month
- BER D2

Directions

Please see Eircode T12 YVR9 for directions.



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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.



€195,000

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