



Downey McCarthy

....the people you can trust

3 Helenaville, Mans Lane, Cork City



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented and extended two bedroom end of terrace property in the heart of Cork city centre. The property benefits from its excellent location within a short stroll from major employers such as UCC, Tyndall National Institute, The Mercy University Hospital and Apple Ireland and local amenities including shops, bars, restaurants and Fitzgerald Park.



AMV: €165,000

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 61.89 Sq. M. / 666 Sq. Ft.
- Built c. 1870's
- BER E2
- Sunny south west facing rear yard with potential to add a roof terrace subject to FPP
- Gas fired central heating
- New double glazed windows and doors to the front façade
- Fantastic location a stone's throw of Cork city centre
- Close to all amenities & major employers
- Ideal first time buy
- Potential to add a bathroom at 1st floor level
- Large utility area with plumbing & electricity within the rear yard
- All electrical appliances included within the sale
- Previously rented at €867 per month set in March 2020

| RECEPTION HALLWAY

3.29m x 0.94m (10'7" x 3'0")

The hallway features tile flooring, decorative timber panelling, one centre light piece, wall-mounted storage area and one radiator.



| LIVING ROOM

3.3m x 2.95m (10'8" x 9'6")

A spacious living room has one window to the front of the property including a curtain rail and curtain and attractive laminate timber flooring. The room has neutral décor, one centre light piece, one radiator, four power points and two television points.



| DINING AREA/LOUNGE

3.23m x 3.9m (10'5" x 12'7")

A superb light filled open plan room features a south west facing aspect and double doors allow access to a rear courtyard. The room has laminate timber flooring, neutral décor, one centre light piece, one large radiator, four power points, curtains & curtain rail and under stair storage.



| KITCHEN

2.95m x 1.78m (9'6" x 5'8")

An extended kitchen features floor and wall tiling, one window overlooking the courtyard and a PVC door allowing access to the rear of the yard. The area offers attractive units at eye and floor level with extensive worktop counter and tiled splashback. There is a bowl and a half stainless steel sink, space for a fridge freezer, space for a cooker, one radiator, one centre light piece and seven power points. A door from the kitchen allows access to a small lobby area which has tiled flooring and one window to the side of the property.



| SHOWER ROOM

1.56m x 1.92m (5'11" x 6'2")

The shower room features a three piece suite including a shower area with a Triton T80si electric shower. Other features include tiled flooring, tiled walls and tiling surrounding the shower area, one centre light piece, one extractor fan, one radiator, wall-mounted shelving and one window to the side of the property.

| STAIRS AND LANDING

Stairs and landing is fitted with carpet flooring and the area has one centre light piece.

| BEDROOM 1

4.15m x 3.38m (13'6" x 11'0")

A spacious double bedroom has one window to the front of the property including a curtain rail and curtain. The room has laminate timber flooring, one centre light piece, one radiator, four power points and a television point.



| BEDROOM 2

3.1m x 2.97m (10'1" x 9'7")

A large double bedroom has one window to the rear of the property including a curtain rail and curtains, laminate timber flooring, neutral décor, four power points and one radiator.



| DIRECTIONS

Please see Eircode T23 VK3T for directions.



| ALL ENQUIRIES TO:

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