

## 7 Mary Street, Cork City



ERA Downey McCarthy are delighted to present to the market this substantial five bedroom, four storey terraced property situated in the heart of Cork city centre. The property offers prospective purchasers a super convenient residential location just a 5 minutes' walk to St. Patrick's Street and all essential and recreational amenities the city has to offer. No. 7 Mary Street provides a unique investment opportunity with tremendous potential to create a lucrative income.



**AMV: €330,000**

**BER D2**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 188.11 Sq. M. / 2,025 Sq. Ft.
- Renovated in 1989/1990 approx.
- BER D2
- Period property in the heart of Cork city
- Five bedrooms
- Three bathrooms
- Attic rooms
- Enclosed rear patio area
- Excellent location
- 5 minutes' walk to St Patrick's Street
- Close to all essential and recreational amenities
- Ideal investment opportunity

## | RECEPTION HALLWAY

3.94m x 1.18m (12'9" x 3'8")

A solid teak door allows access into the main reception hallway, which features carpet flooring, a fuse board, one centre light piece, one radiator and a door with a fanlight feature window overhead allows access to the rear hall.



## | REAR HALL

3.59m x 1.98m (11'7" x 6'4")

This hall has one radiator, carpet flooring, a staircase to the first floor landing and a solid door allowing access to the guest w.c.

## | GUEST W.C

1.21m x 1.41m (3'9" x 4'6")

The guest w.c features a two piece suite, one frosted window overlooking the rear of the property, lino flooring, one wall-mounted light piece.

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## | LIVING ROOM

3.89m x 4.87m (12'7" x 15'9")

The spacious main living room has two windows overlooking the front of the property, carpet flooring, centre light piece, radiator, original feature fireplace, neutral décor and an open archway allowing access to the family room.



## | FAMILY ROOM

3.61m x 2.15m (11'8" x 7'0")

This room has one window to the rear, carpet flooring, one radiator and a sliding door allowing access into the dining room.



## | DINING ROOM

3.21m x 1.88m (10'5" x 6'1")

The dining room has one centre light piece, lino flooring, space for a dining table and an open archway allowing access into the kitchen.



## | KITCHEN

5.2m x 2.52m (17'0" x 8'2")

The kitchen features two windows to the side of the property and one Velux window, allowing extensive natural light to fill the room. The kitchen has solid fitted units at floor level, a fitted gas hob, extractor fan, plumbing for a dishwasher, storage space and a stainless steel sink. There is one centre light piece, ample power points and a frosted glass door allows access to the rear garden.



## | FIRST FLOOR STAIRS AND LANDING

3.56m x 1.98m (11'6" x 6'4")

The stairs and landing has carpet flooring throughout. At the first floor landing area there is one window to the rear of the property, a fitted stairlift, one centre light piece and solid doors leading to all rooms.



## | BEDROOM 1

4m x 6.24m (13'1" x 20'4")

A superb and spacious double bedroom is awash with natural light owing to three windows which overlook the front of the property. The room has carpet flooring, one radiator, two light pieces, two wall-mounted light pieces, a feature fireplace and fitted wardrobe units.





## | BATHROOM

3.81m x 3.48m (12'5" x 11'4")

Formerly a fine spacious bedroom, now the main bathroom, features a three piece suite, lino flooring, built-in storage units, one window to the rear, one radiator, one centre light piece and a solid door allowing access to the laundry room.



## | LAUNDRY ROOM

2.64m x 2.47m (8'6" x 8'1")

This room has one window to the side, lino flooring, plumbing for a washing machine, plumbing for a dryer, stainless steel sink and one centre light piece.



## | SECOND FLOOR STAIRS AND LANDING

3.6m x 2.97m (11'8" x 9'7")

The stairs and landing has carpet flooring. At the second floor landing area there is one window to the rear of the property, one centre light piece and solid doors leading to all rooms.



## | BEDROOM 2

3.95m x 6.23m (12'9" x 20'4")

A large double bedroom is flooded with natural light owing to three windows which overlook the front of the property. The room has carpet flooring, one radiator, two light pieces, two wall-mounted light pieces and a feature fireplace.



## | BEDROOM 3

3.44m x 3m (11'2" x 9'8")

This double bedroom has carpet flooring, one window to the rear, radiator, centre light piece, built-in wardrobe unit and a feature fireplace.



## | SHOWER ROOM

2.33m x 1.08m (7'6" x 3'5")

The shower room features a three piece suite including a shower cubicle which incorporates a Mira Sport electric shower, a towel rail, centre light piece and lino flooring.





## | ATTIC ROOM 1

3.34m x 3.33m (10'9" x 10'9")

Could be a potential bedroom, this room is currently being used for storage. There is one Velux window to the front, carpet flooring and one centre light piece.



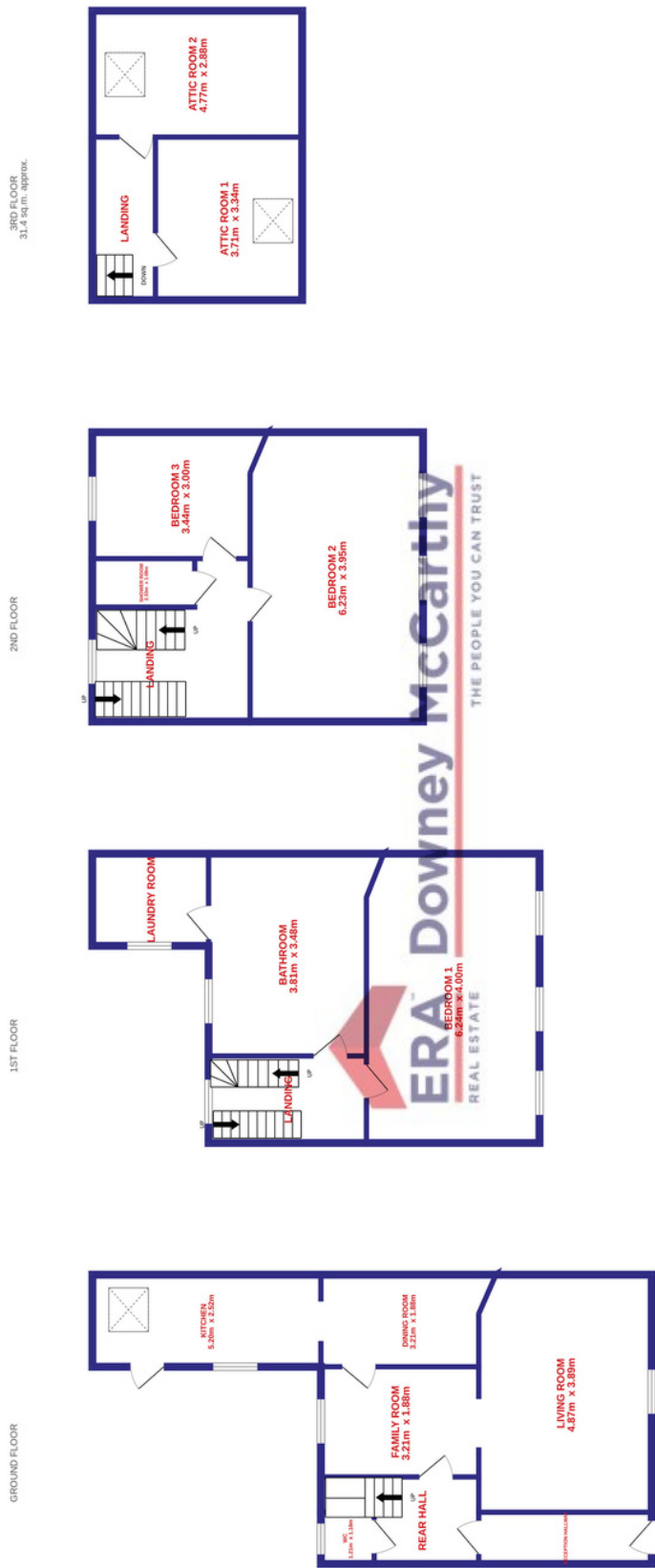
## | ATTIC ROOM 2

4.47m x 2.89m (14'6" x 9'4")

Another spacious room, currently being used for storage. There is one Velux window to the rear, carpet flooring and one centre light piece.



| FLOOR PLAN



TOTAL FLOOR AREA : 188.0 sq. m. approx.

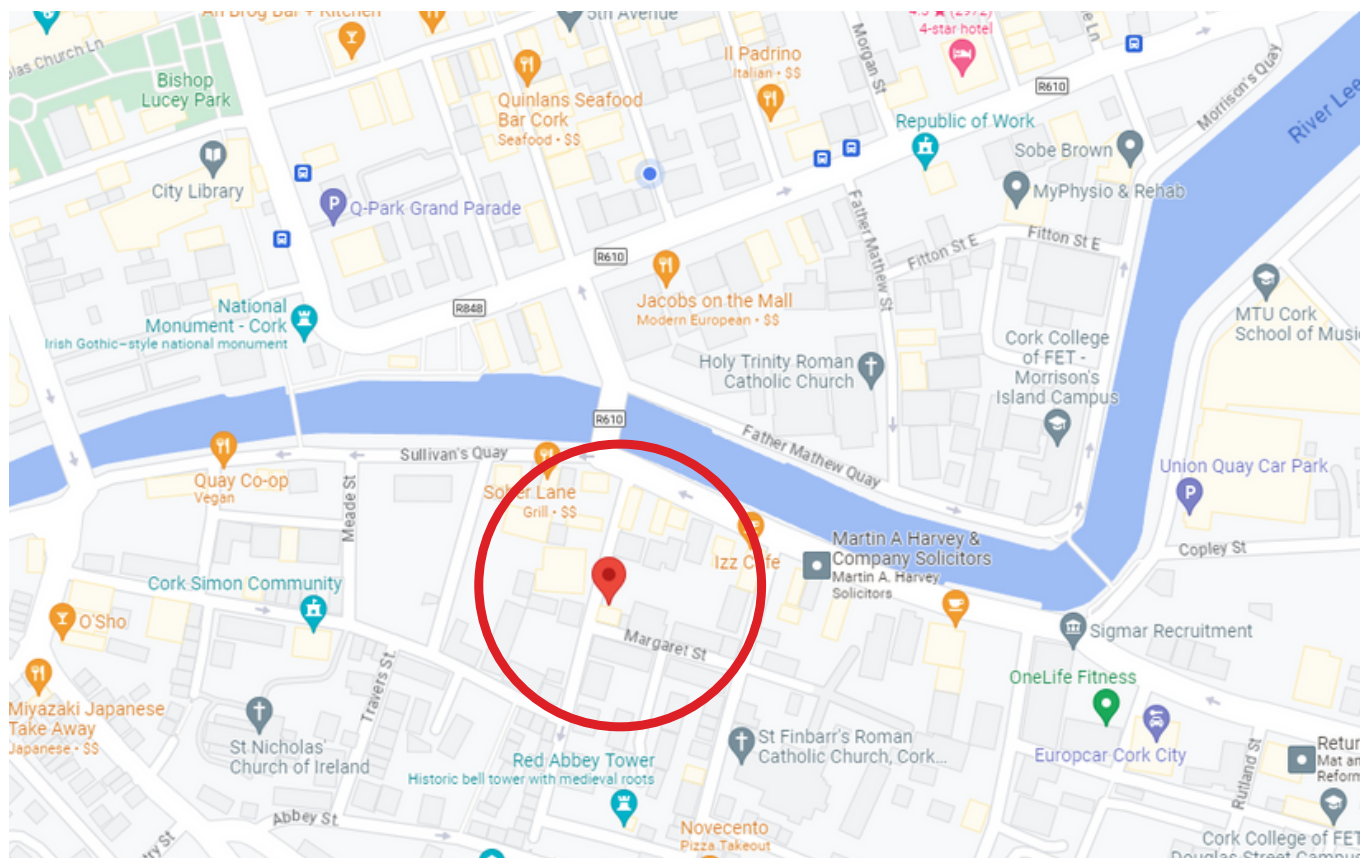
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of dimensions shown are for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## | DIRECTIONS

Please see Eircode T12 CFF8 for directions.



## | ALL ENQUIRIES TO:



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