



Downey McCarthy

...the people you can trust

33 Monastery Terrace, Monastery Hill, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this splendid three bedroom townhouse situated within the popular estate of Monastery Hill in Cork City. Ideally located within walking distance of UCC and the city centre, this property is sure to appeal to a number of prospective purchasers looking for a modern home with all amenities on your doorstep.



AMV: €275,000

60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Approx. 85.97 Sq. M / 925 Sq. Ft.
- Built in 2004 approx.
- BER C2
- Newly painted and decorated throughout
- Three bedrooms
- Off street parking
- Popular, modern residential estate
- Number of amenities right at your doorstep including schools, shops and pharmacy,
- Walking distance to Apple Headquarters, Mercy Hospital, UCC, Cork city centre, Fitzgerald's Park, Bon Secours Hospital
- Close to 202 bus route

| RECEPTION HALLWAY

4.24m x 1.86m (13'9" x 6'1")

A solid teak door with centre glass panelling allows access to the main reception hallway. The hallway has tiled flooring, neutral décor, one centre light piece, a fuse board, one radiator and a solid door allowing access to the downstairs w.c.

| DOWNSTAIRS W.C

The downstairs w.c has tiled flooring, a three piece suite including a built-in shower cubicle with a Triton TX8500i electric shower, neural décor, one wall-mounted light piece, one extractor fan and one centre light piece.

| SITTING ROOM

4.21m x 3.29m (13'8" x 10'7")

The sitting room has one large window to the front of the property with fitted blinds which allows extensive natural light to flood the room. The room has semi-solid wooden flooring, one centre light piece with ceiling rose, one radiator, neutral décor and a feature fireplace.



| OPEN PLAN

KITCHEN/DINING/LIVING AREA

5.73m x 5.26m (18'7" x 17'2")

This open plan kitchen/dining/living area has solid fitted units at eye and floor level with an extensive worktop counter and tiled splashback, two windows to the rear of the property, plumbing for a washing machine, built-in area for the oven, hob and extractor fan, stainless steel sink, tiled flooring, neutral décor, one radiator and ample power points throughout. A door allows access to the rear garden.



| STAIRS AND LANDING

2.59m x 2.16m (8'4" x 7'0")

The stairs and landing is fitted with carpet flooring and has one centre light piece, an access hatch to the attic and solid timber doors to all rooms.

| BEDROOM 1

3.72m x 3.25m (12'2" x 10'6")

This double bedroom has one window overlooking the rear of the property, laminate flooring, neutral décor, one radiator, one centre light piece and built-in wardrobe units.



| BEDROOM 2

4.17m x 2.88m (13'6" x 9'4")

This double bedroom has one window overlooking the front of the property, neutral décor, laminate flooring, one radiator, a built-in wardrobe unit and one centre light piece.



| BEDROOM 3

2.58m x 2.3m (8'4" x 7'5")

This bedroom has one window overlooking the front of the property, laminate flooring, neutral décor, one radiator, built-in units and one centre light piece.



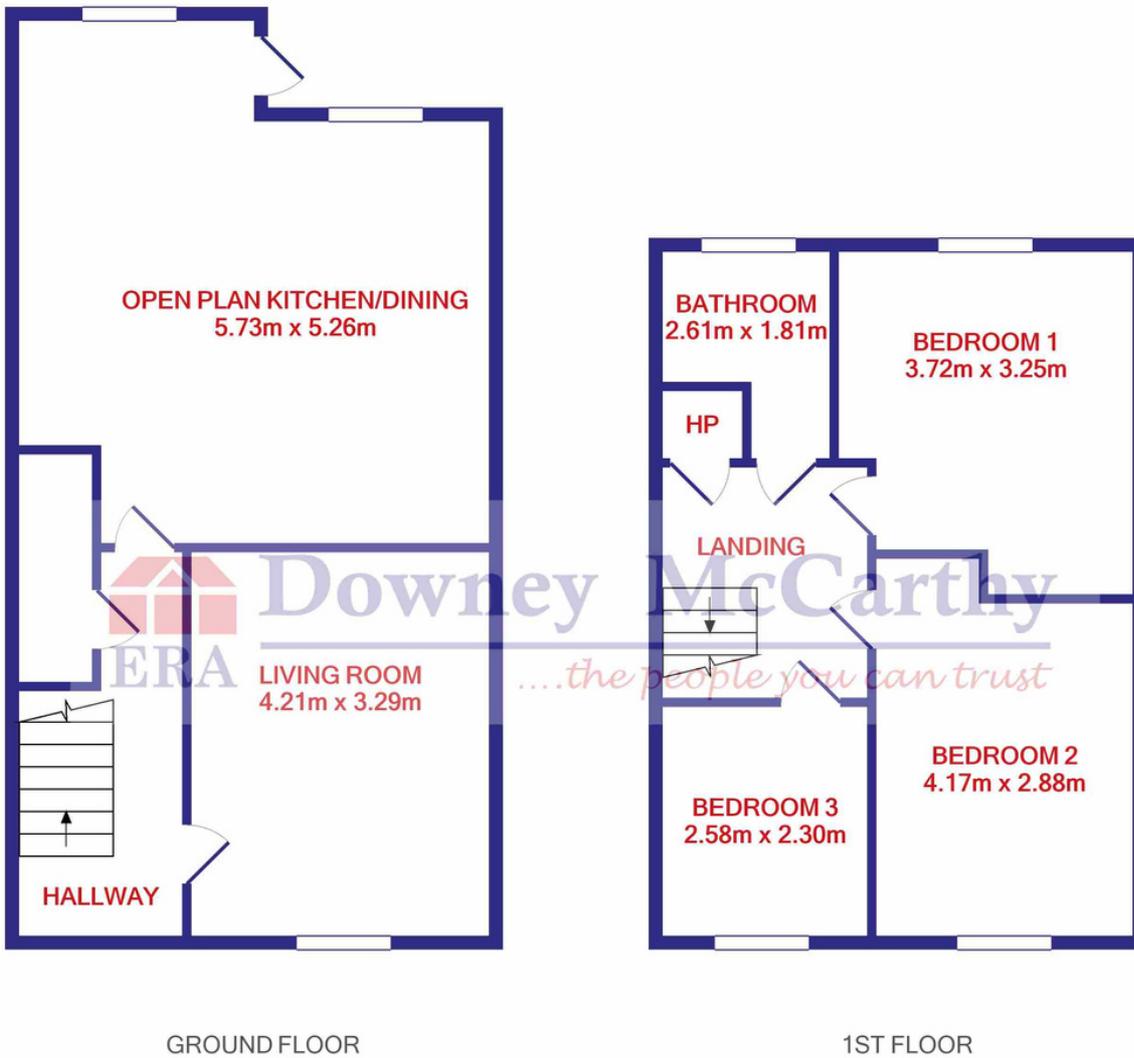
| BATHROOM

2.61m x 1.81m (8'5" x 5'9")

The main bathroom features a four piece suite including a Mira Elite QT electric shower fitted over the bath, one frosted window, floor and wall tiling, one wall-mounted mirror, one centre light piece, one radiator and neutral décor.



| FLOOR PLAN



TOTAL APPROX. FLOOR AREA 86.0 SQ.M. (925 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 K6D8 for directions.



| ALL ENQUIRIES TO:

Michael Downey B.Comm, MIPAV, QFA
087 7777117
michael@eracork.ie



 **Downey McCarthy**
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Caroline Downey BA, MSc, MIPAV MMCEPI
083 0255433
caroline@eracork.ie



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Solicitor details:

John Collins, Fitzmaurice Ludlow Solicitors, Dunmanway, Co. Cork

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