



Downey McCarthy

THE PEOPLE YOU CAN TRUST

Mill Street, Timoleague, Cork



**External viewings ONLY. Selling with tenant in situ.
Suitable for CASH BUYERS only.**

**For sale by online auction at 12:00PM on Friday 15th November 2024 – please
visit www.eracork.ie for more details.**

ERA Downey McCarthy are delighted to bring to the market this two bedroom terrace property in Mill Street, Timoleague, Co. Cork. One half of the property is currently inhabited but the other requires complete renovation.

Section 1: Accommodation consists of reception hallway, living room, kitchen and two bedrooms up stairs.
Section 2: Accommodation consists of one open plan room on ground floor and one open plan room upstairs.

AMV: €80,000



60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Single glazed teak windows
- Large rear garden
- Solid fuel heating system

| SECTION 1 - RECEPTION HALLWAY

2.82m x 1.9m (9'2" x 6'2")

A timber door with glass panelling allows access to the reception hallway.

Reception hallway features laminate timber flooring, one centre light piece and a doorway off the hallway leads to the living room.

| LIVING ROOM

4.38m x 3.4m (14'3" x 11'1")

This room has one window to the front of the property. There are two centre light pieces, laminate timber flooring, two power points, one tv point and an open fire place. An open arch allows access to the kitchen/dining.

| KITCHEN

Kitchen features open units at eye and floor level. The kitchen has been plumbed for a washing machine and has space for a fridge/freezer. A window overlooks the rear of the property. A doorway off the kitchen allows access to the rear garden.



| STAIRS AND LANDING

The painted staircase leads to the landing which has one centre light piece, laminate timber flooring and two power points. Attic access is gained from here.

| **BEDROOM 1**

3.97m x 2.14m (13'0" x 7'0")

This bedroom has one window to the front of the property. The room has carpet flooring, one centre light piece, two power points and built in units from floor to ceiling.

| **BEDROOM 2**

2.33m x 2.67m (7'6" x 8'7")

This is double bedroom has one window to the rear of the property. There is one centre light piece, laminate timber flooring, wall mounted shelf and two power points.

| **SECTION 2**

4.38m x 4.31m (14'3" x 14'1")

A doorway from the main street allows access to an open plan area. The area has concrete flooring, recess spot lighting, two power points, one window to the front of the property and a doorway off the room allows access to the main garden.

A staircase from the room allows access to an open plan room upstairs.

| **ROOM 1**

4.3m x 4.3m (14'1" x 14'1")

This room has one window to the front of the property, exposed timber beams and timber panelled ceilings. There are four centre light pieces and chipboard flooring.

This part of the house requires complete renovation is used for storage currently.



| DIRECTIONS

Please see Eircode P72 N938 for directions to Mill Street.



| ALL ENQUIRIES TO:

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