

## 24 Mulgrave Road, City Centre Nth, Cork City



**Immaculate two bedroom mid terraced property, beautifully presented in turnkey condition complete with a superb attic conversion, situated directly across from the gates of The Maldron Hotel. The property boasts a bright spacious hallway, the main living room is to the front and the kitchen/dining area is to the rear. On the Ground floor, at the back of the house is the main bathroom, while the first floor boasts two large bedrooms and the attic.**



€195,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 7.47m x 0.91m

An open porch leads to a PVC door with stained glass centre panelling. The hallway features attractive decor throughout and has been finished with impressive ceramic tiled flooring. There is one large radiator and an attractive dado rail surrounds the entire hallway. There is also one centre light piece, one smoke alarm and one alarm control point.

- Living Room 3.82m x 3.1m

Beautifully decorated front room with is one large Georgian window which includes one curtain rail and one set of curtains. The room features a hardwood laminate timber flooring throughout and there is an impressive marble centre fireplace with a mahogany surround and a electric fire insert. The living room also features a large radiator, one centre light piece, six power points, one television point and attractive cornicing surrounding the ceiling.



- Kitchen/Dining 3.61m x 3.13m

The kitchen area features a superb modern fitted kitchen with extensive units at both eye and floor level. The kitchen features an integrated wine rack and there is a worktop with a tiled splash back, stainless steel double mixer sink, ceramic tiled flooring, an integrated extractor fan and tasteful decor. The room has been finished with one centre light piece incorporating three spot lights, one radiator, six power points, one telephone point, one television point, under stairs storage and a sliding door gives access to the rear yard.



- Main Bathroom 2.18m x 2.05m

The main family bathroom features a three piece suite and two windows that look to the rear of the property. There is a Triton shower over the bath area and the room has been finished with vinyl floor covering throughout. There is one large radiator, built in storage, one centre light piece and attractive tiling from floor to ceiling and surrounding the bath.

- Stairs and landing 5.7m x 1.67m

The stairs are fully carpeted throughout and the top of the landing has been finished a laminate timber floor. There is one large window at the top of the landing which adds extensive natural light to the area. The top landing also features extensive under stairs storage.

- Bedroom 1 3.68m x 4.27m

This is a bright spacious double bedroom and features a laminate timber flooring throughout. There is one large window to the front of the property which includes one curtain rail and one set of curtains. The room features built in storage and wall mounted storage. The room also has one large radiator, two power points, tasteful decor and one centre light piece.



- Bedroom 2 3.85m x 2.34m

This double room features built in units from floor to ceiling and also an integrated work station. The room has one window which overlooks the rear of the property and has wall mounted shelving. There is laminate timber flooring throughout, one radiator, one centre light piece and four power

points. The gas boiler is neatly housed in this room.



- Attic Conversion                      3.91m x 3.06m

A full staircase leads to the attic conversion and the room could serve multitude of uses. The room has been finished with a solid timber floor and there is also impressive decor throughout. There is one velux window to the front of the property and the room also features wall mounted shelving, four power points and one centre light piece.

## Features

- Approx. 860 Sq Ft. including attic
- Turn key condition
- Ideal first time buy/investment
- PVC double glazed windows throughout
- Kitchen/bathroom extension to the rear
- Natural gas central heating
- Ideal city centre location
- On-street parking

## Directions

From Cork city centre head over the Christy Ring bridge. At the traffic lights turn left and continue up towards the Maldron Hotel. Turn left onto John Redmond and continue up the street and the property it is situated across from the entrance to the Quality Hotel with the ERA sign displayed.



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