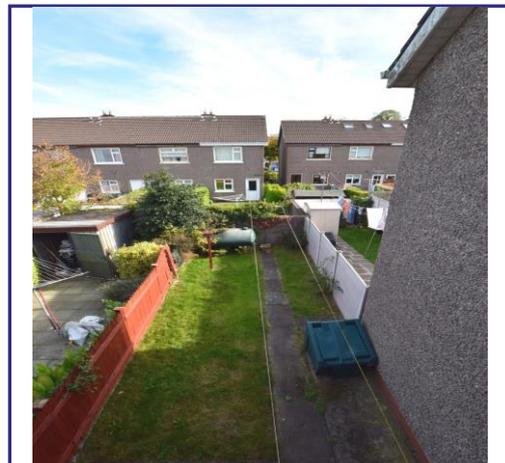


## 54 Palmbury Orchard, Wilton, Cork.

BER E1



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this immaculately maintained two bedroom terraced property in the highly desirable location of Palmbury Orchard. Accommodation consists of hallway, living room, open plan kitchen/dining, two double bedrooms and family bathroom. The property would ideally be suited to a first time buyer or a savvy investor with a potential rental income of €1,250 per month.



€165,000

PSRA Licence No. 002584

## Accommodation

- Hallway

An aluminium door with glass centre panelling allows access to the hallway.

This area has tiled flooring, one centre light piece and a timber door with glass panelling which allows access to the living room.

- Living Room 4.63m x 3.67m

A beautifully presented room features high quality semi solid oak timber flooring. The area has attractive neutral decor and a superb cast iron fireplace with tiled hearth. The room has one window to the front of the property including a curtain rail and curtains, one centre light piece, one radiator, five power power points, two phone points and the area offers extensive under stairs storage.



- Kitchen/Dining 3.6m x 2.62m

A spacious kitchen/dining area features units at eye and floor level in an I-shape with extensive work top counter space and a tiled splash back. The room has vinyl floor covering, a stainless steel sink, plumbing for a washing machine, space for a cooker and a fridge/freezer. The room has one window to the rear of the property with curtain rail, one centre light piece, one radiator and eight power points.



- Rear Lobby

This area is located off the kitchen/dining area. An aluminium door with glass panelling allows access to the rear garden and the full staircase allowing access to the first floor landing is located in the area.

- Stairs and Landing

The stairs and landing has been fitted with carpet flooring. At the top of the landing there is one centre light piece, a hot press area which is shelved for storage and one power point. A spiral stair case allows access to the attic which has been floored for storage.

- Bedroom 1                      3.0m x 3.57m

A superb bedroom has one window to the front of the property. The room has solid timber flooring which has been sanded and varnished to a high quality finish. The room has built in units from floor to ceiling offering extensive storage space. There is one centre light piece, one large radiator, one power point and one phone point.



- Bedroom 2                      2.81m x 3.66m

A large double bedroom has one window to the rear of the property with curtain rail, curtains and a net blind. The room has solid timber flooring, built in storage from floor to ceiling, one centre light piece, one radiator and one power point.



- Bathroom 2.45m x 1.51m The bathroom features a three piece suite with an electric shower over the bath. The room has carpet flooring, tiling surrounding the shower and partially tiled walls. The room has one centre light piece, one radiator and one extractor fan.

## Features

- BER E1
- 58.01 m<sup>2</sup> / 624 ft<sup>2</sup>
- Ideal investment opportunity with a potential rental income of €1,250 per month
- Excellent location close to a host of Employment hubs in Cork
- Double glazed windows
- Fully alarmed
- Oil Fired Central Heating
- Spacious rear garden
- Ideal first time buy

## Directions

Please use the Eircode T12V1KP.

## Outside

The front of the property is fully enclosed with concrete posts and rail. The front garden is laid to lawn.

The rear of the property is fully enclosed and features a generous size rear garden.



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The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.



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