

## 6 Beales Hill, Lower Glanmire Road, Cork.



Investment opportunity property, in need of complete refurbishment throughout. Accommodation consists of a living/kitchen area, utility room, one bedroom and one bathroom.



TOTAL APPROX. FLOOR AREA 26.0 SQ.M. (280 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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AMV €50,000

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## Accommodation

- |                       |              |  |
|-----------------------|--------------|--|
| • Living/Kitchen Area | 3.6m x 3.75m | The living area has laminate timber flooring, one centre light piece, an old electric fireplace and one radiator. The kitchen has a sink, tile splash back, three power points and one window to the front of the property allows in natural daylight. A lobby area with a wooden floor allows access to the bedroom and bathroom. A door towards the back of the living/kitchen area allows access to the utility room. |
| • Utility Room        | 1.7m x 2.0m  | The utility room has one window to the side of the property, one radiator, one centre light fitting, laminate wooden floors and two power points.  |
| • Bedroom             | 2.3m x 1.9m  | The bedroom has one radiator, laminate wooden flooring, one power point, one centre light fitting and a window to the side of the property allows in natural daylight.   |
| • Bathroom            | 1.36m x 1.9m | The bathroom has lino flooring, one W.C, one wash hand basin with tile splash back and one window overlooks the side of the property. Other features include a Triton electric shower, the shower cubicle is tiled from floor to ceiling, one centre light fitting and one radiator.   |

## Features

- Natural Gas Supply
- Ideal investment opportunity
- Mains Electricity, Water and Drainage
- City centre location

## Directions

Please see eircode T23 WK8V for directions.

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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.



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