

5 Cattle Market Avenue, Off Shandon Street, Cork



ERA Downey McCarthy are delighted to bring to the market this fine two bedroom semi-detached property situated in a very popular location just off Shandon Street. While in need of modernisation, this property benefits from it's a South facing rear aspect and superb location close to all local amenities and a stone's throw from Cork city centre itself.



AMV: €195,000



60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 80.55 Sq. M. / 867 Sq. Ft.
- Built in 1962
- BER F
- Gas fired central heating
- Double glazed PVC windows
- Two double bedrooms
- Extended kitchen/dining area
- South facing rear aspect
- Close to all amenities including shops, pharmacy, restaurants, pubs
- 5 minutes' walk to Cork city centre
- Off street parking

| RECEPTION HALLWAY

3.65m x 1.78m (11'9" x 5'8")

A PVC door centre glass panelling allows access to the main reception hallway. The hallway features laminate flooring, one centre light piece, one radiator, under stair storage and one window to the front.



| LIVING ROOM

2.14m x 3.39m (7'0" x 11'1")

Located to the front of the property, this room is currently in use as a home office but could also be used as a second living space or a third bedroom. The room has one window to the front of the property, laminate flooring, built-in storage, one centre light piece, one radiator and power points. The gas boiler is also housed within this room.



| FAMILY ROOM

4.42m x 3.38m (14'5" x 11'0")

The family room features carpet flooring, one centre light piece, one large window to the rear of the property, a feature fireplace, one radiator, built-in display cabinet and storage and power points.



| KITCHEN/DINING

6.06m x 1.78m (19'8" x 5'8")

The kitchen/dining area extends to the rear of the property. The dining area features laminate flooring, one fluorescent light, one radiator, worktop counter with fitted units and power points. The galley style kitchen features units at eye and floor level with worktop counter and tile splashback, a stainless steel sink, space for a washing machine, space for an oven/hob and space for a fridge freezer. There is one frosted window to the side of the property, one fluorescent light and sliding doors allowing access to the garage.



| ADJOINED GARAGE

3.07m x 1.83m (10'0" x 6'0")

This room could serve a multitude of uses and is a blank canvas for prospective purchasers. The room features tile flooring, one window and a door allowing access to the rear of the property.



| STAIRS AND LANDING

The stairs and landing features carpet flooring throughout. At the top of the landing there is one centre light piece and an access hatch to the attic.

| BEDROOM 1

2.72m x 4.16m (8'9" x 13'6")

A spacious double bedroom is flooded with natural light with two windows to the front of the property. The room features carpet flooring, one centre light piece, one large radiator, ample built-in storage units and power points.



| BEDROOM 2

3.83m x 3.18m (12'5" x 10'4")

This double bedroom features one window to the rear, carpet flooring, one centre light piece, one large radiator, large built-in storage units from floor to ceiling and power points. The hot press is housed within this room.



| BATHROOM

2.4m x 1.98m (7'8" x 6'4")

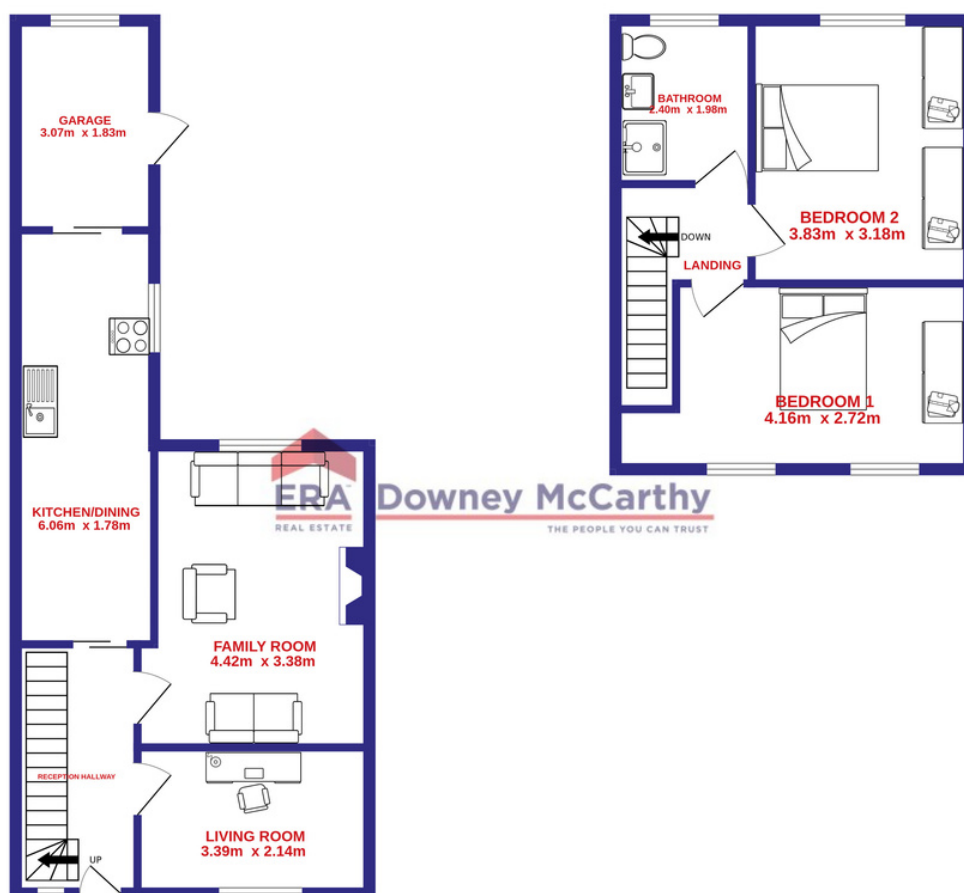
The main family bathroom features a three piece suite including a shower cubicle, one frosted window to the rear, laminate flooring, one fluorescent light and wall-mounted units.



| FLOOR PLAN

GROUND FLOOR

1ST FLOOR

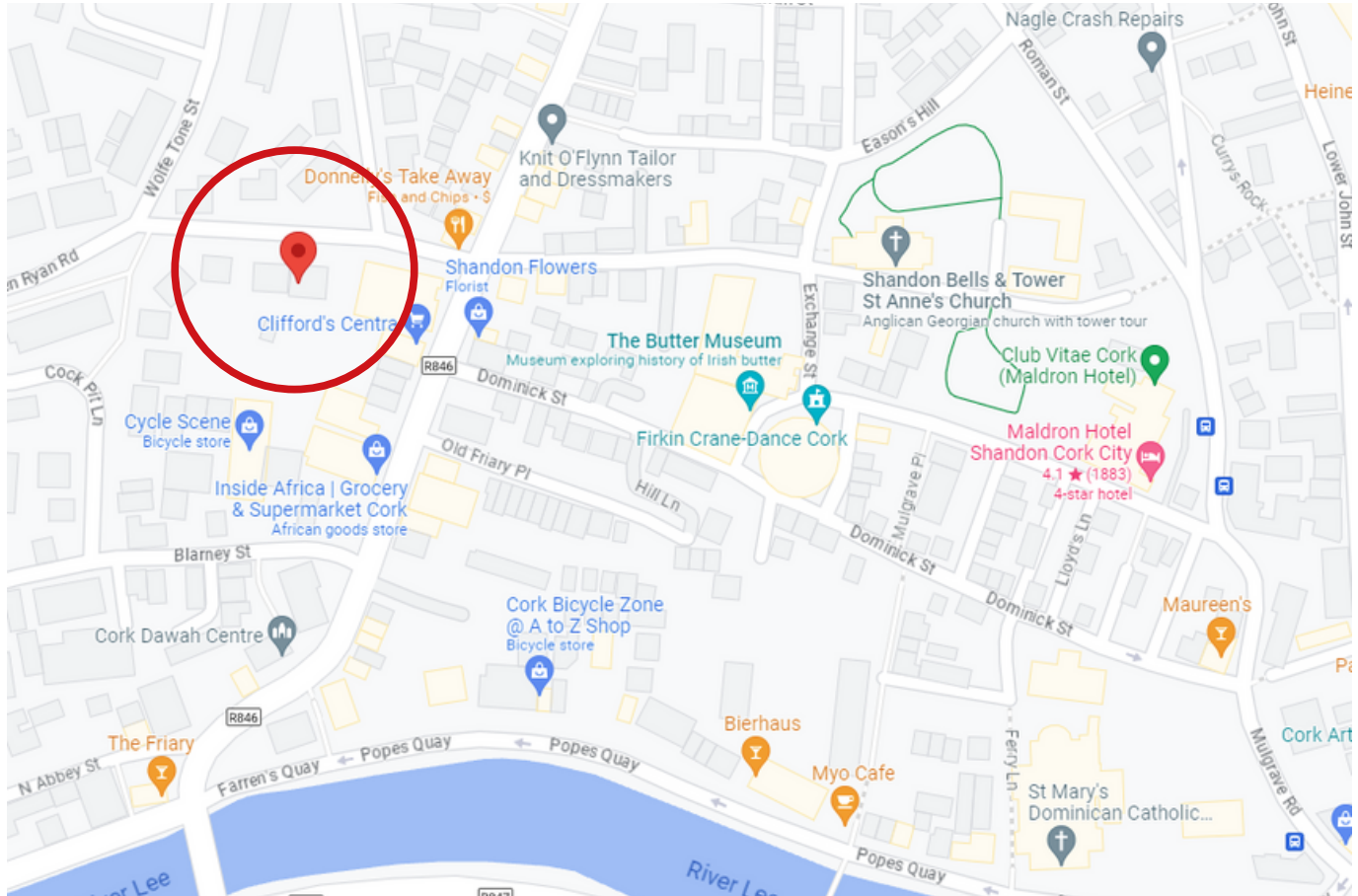


TOTAL FLOOR AREA: 80.5 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 HX0W for directions.



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Downey McCarthy
THE PEOPLE YOU CAN TRUST

Solicitor Details:

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