

10 Windsor Cottages, Ballyhooly Road, St Lukes, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this super, charming, two bedroom end of terrace property, which was extended to the rear and occupies an ultra convenient location within 5 minutes walking distance of the very attractive St Luke's Cross, and all it's amenities. An ideal first time buy or investment opportunity, viewing comes highly recommended.



AMV: €275,000



60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Approx. 71.01 Sq. M. / 764 Sq. Ft.
- Original house dates from 1850 to 1900 approx.
- The property was modernised in the late 1990's
- Natural gas central heating
- Property has a new roof and was rewired in 2021
- BER G with the potential to increase to A2
- Two spacious double bedrooms upstairs
- Enclosed rear patio and courtyard areas
- Superb and highly desirable location
- 10/15 minutes' walk to Cork city centre
- 5 minutes' walk to the ever popular St Luke's area
- Convenient to all essential and recreational amenities
- Close proximity to regular bus services for 207 & 208 routes
- Property was rented until recently so it is rent capped
- Ideal first time buy or trade down/second home

| RECEPTION HALLWAY

3.4m x 1.02m (11'1" x 3'3")

A solid teak door with glass panelling allows access to the reception hallway. The hallway has timber flooring, centre light fitting, a fuse board and a radiator.



| STUDY/HOME OFFICE/BEDROOM 3

3.48m x 3.09m (11'4" x 10'1")

This room is currently being utilised as an office but could also be used as a ground floor bedroom. There is one window to the front of the property, timber flooring, original fireplace, centre light fitting, radiator, smoke alarm and space for a double bed if required.



| LIVING ROOM

3.07m x 4.26m (10'0" x 13'9")

The main living room has a continuation of the timber flooring, one window to the rear, original fireplace, centre light fitting, a large radiator, alarm control point and space for a couch/suite of furniture.



| KITCHEN/DINING ROOM

3.41m x 3.16m (11'1" x 10'3")

The kitchen has solid fitted units at floor level with worktop counter and tile splashback, an original Belfast sink, space for a fridge freezer, plumbing for a washing machine, space for an oven and hob. There is one window to the side of the property, recessed spot lighting, tile flooring, dining space and power points.



| BACK HALLWAY

1.48m x 0.45m (4'8" x 1'4")

This hallway has one centre light fitting, and tile flooring. Doors from this area allow access to the bathroom, hot press area which is shelved for storage and rear yard, respectively.

| BATHROOM

2.32m x 2m (7'6" x 6'5")

The main bathroom features a three piece suite including a built-in shower cubicle incorporating a Triton T80 electric shower, floor and wall tiling, one frosted window to the rear, one centre light fitting and a radiator.



| STAIRS AND LANDING

3.4m x 0.87m (11'1" x 2'8")

The stairs and landing areas are fully carpeted. At the top of the landing there is a smoke alarm and a light fitting.

| BEDROOM 1

3.18m x 4.26m (10'4" x 13'9")

This large double bedroom has one window to the front of the property, original timber flooring, one centre light fitting and one radiator.



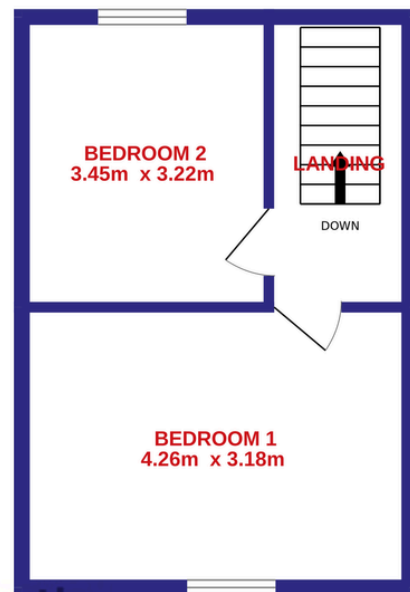
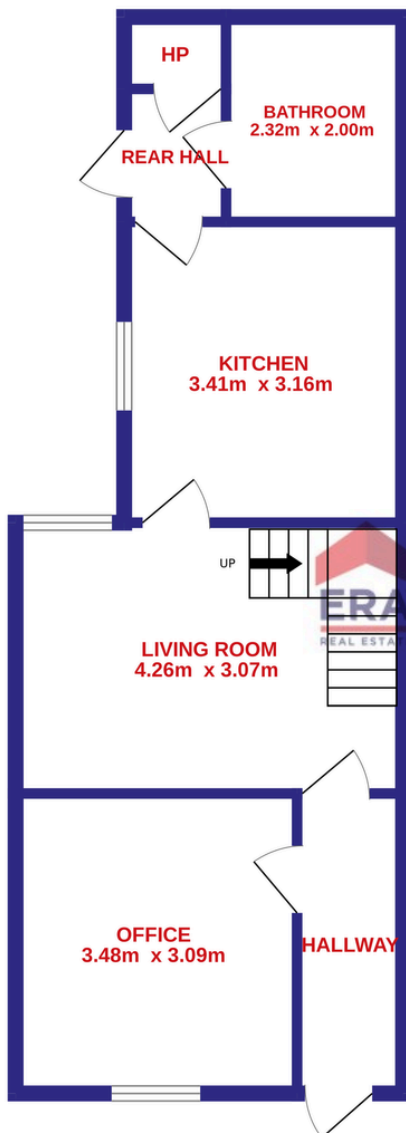
| BEDROOM 2

3.45m x 3.22m (11'3" x 10'5")

Another spacious double bedroom has one window to the rear of the property, original timber flooring, one centre light fitting and one radiator.



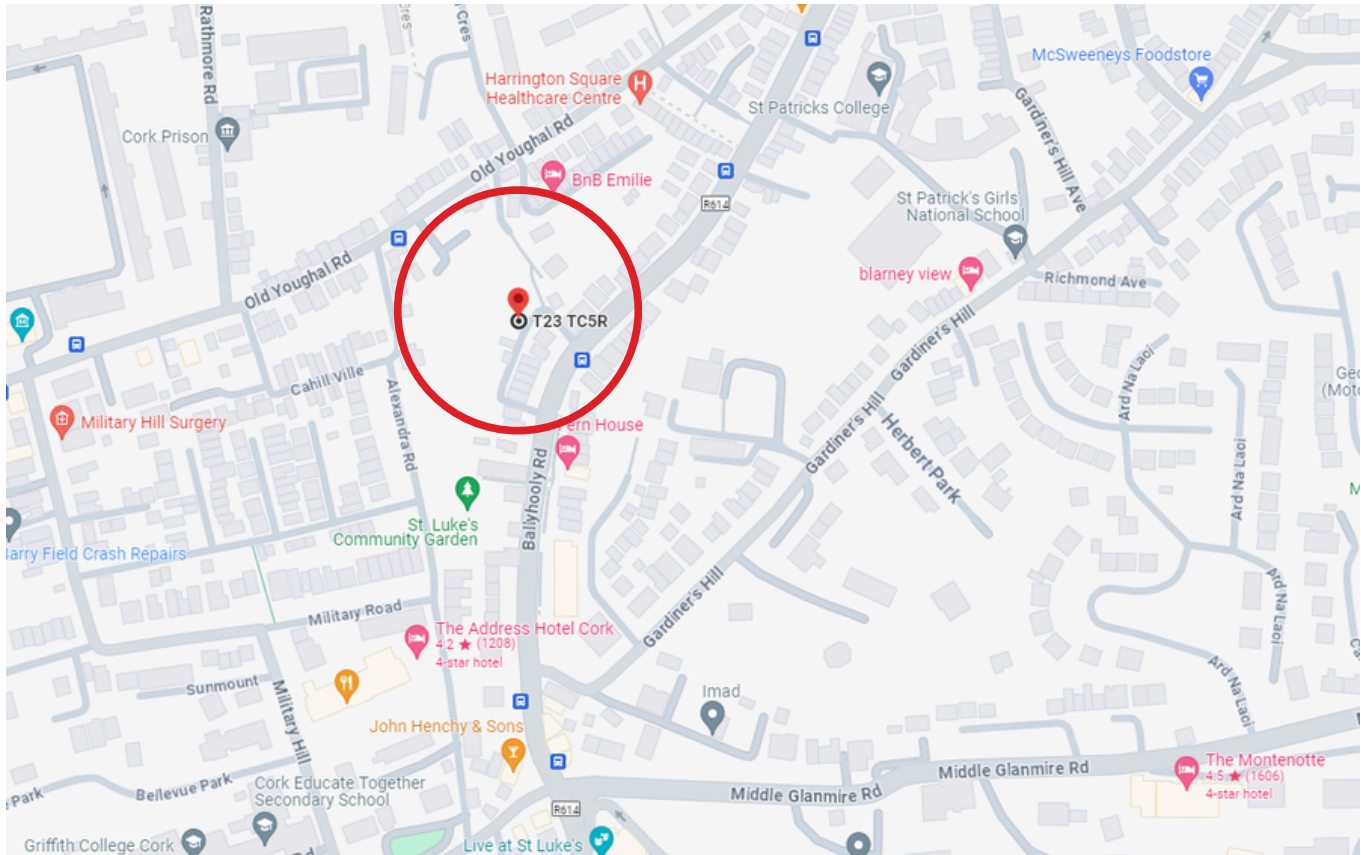
| FLOOR PLAN



Downey McCarthy
REAL ESTATE
THE PEOPLE YOU CAN TRUST

| DIRECTIONS

Please see Eircode T23 TC5R for directions.



| ALL ENQUIRIES TO:



Michael Downey B.Comm, MIPAV, QFA
087 7777117
michael@eracork.ie



Caroline Downey BA, MSc, MIPAV MMCEPI
083 0255433
caroline@eracork.ie



Disclaimer: 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.