



Downey McCarthy

...the people you can trust

26 Gould Street, Cork City



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented 3-4 bedroom end of terrace property located in the quiet mature residential area of Gould Street, Cork. The property benefits from its ideal location close to UCC, Bon Secours Hospital and The Lough and is ideally suited as a first time buy or investment property with a generous rental yield achievable.

Accommodation consists of reception hallway, kitchen/dining area, three bedrooms, living room/bedroom 4, en suite bathroom and main shower room.

AMV: €210,000



60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 57.6 Sq. M. / 620 Sq. Ft.
- Impressive 3-4 Bedroom property
- 10 minute walk to UCC, Bons Secour Hospital, Mercy University Hospital and Cork city centre
- Much sought after location 5 minute walk to The Lough
- Excellent rental potential of Approx. €25,000
- Recently rewired
- One en suite bathroom
- Located on the 214 bus route
- BER G
- Electric heating

| RECEPTION HALLWAY

7m x 1m (22'9" x 3'2")

A PVC door with glass centre panelling allows access to the main reception hallway which has tile flooring and attractive neutral décor. There is one centre light piece, two power points and an access hatch to the attic. A hot press which is shelved for storage is located at the rear of the hallway.

| KITCHEN/DINING

3.75m x 3.78m (12'3" x 12'4")

An open plan kitchen/dining area features units at eye and floor level hand painted in a grey colour scheme with generous worktop counter space and a tile effect splashback. There are units at eye level, tile flooring, extensive dining space and an enclosed utility area with plumbing for a washing machine and space for a dryer. The room is flooded with natural light from two large Velux windows and offers a centre light piece, one wall-mounted light piece, an electric storage heater, twelve power points, two television points and a telephone point.



| BEDROOM 1

3.2m x 2.1m (10'4" x 6'8")

A large single room has one Velux window to the rear of the property, two centre light pieces, one wall-mounted light piece, attractive timber flooring, six power points, one television point, one telephone point and wall-mounted storage.



| EN SUITE

0.9m x 1.96m (2'9" x 6'4")

Located off Bedroom 1, the en suite bathroom features a three piece suite including a corner shower area. The room has tile flooring, PVC panelling surrounding the shower area, one Velux window, one centre light piece and one extractor fan.



| BEDROOM 2

3.4m x 2.1m (11'1" x 6'8")

A generous sized single room has one window to the front of the property fitted with a roller blind. The room is attractively decorated and offers high quality laminate timber flooring, timber panelled ceiling, one centre light piece, one wall-mounted light piece, one electric heater and four power points.



| **BEDROOM 3**

2.1m x 2.6m (6'8" x 8'5")

A single room has one large Velux window to the rear of the property, laminate timber flooring, neutral décor, wall-mounted storage, one electric radiator, four power pints and two wall-mounted light pieces.



| **BEDROOM 4/LIVING ROOM**

2.9m x 2.6m (9'5" x 8'5")

A spacious room could serve a multitude of uses either as a fourth bedroom or a living room. The room has one window to the front of the property fitted with a roller blind. The room is fitted with semi-solid oak timber flooring, one centre light piece, one wall-mounted light piece, six power points and two television points.

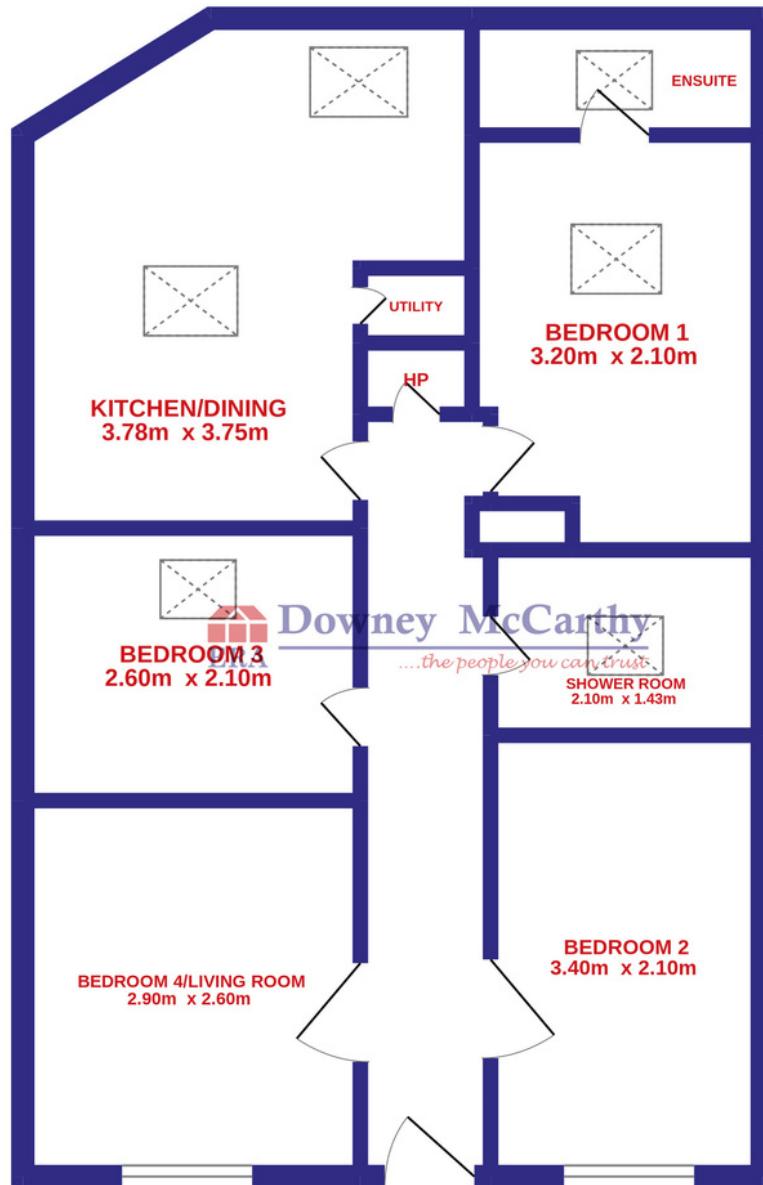


| **SHOWER ROOM**

1.43m x 2.1m (4'6" x 6'8")

This modern shower room has a two piece suite and a double walk-in shower area, one Velux window to the rear of the property, one wall-mounted light piece and one extractor fan.

| FLOOR PLAN



TOTAL FLOOR AREA : 57.6 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 T12 VW6X for directions.



| ALL ENQUIRIES TO:

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ERA *...the people you can trust*

Solicitor Details:

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