

## 60 Palmbury, Togher, Cork



ERA Downey McCarthy Auctioneers are delighted to launch to the market this superb two bedroom terraced property in the sought after location of Palmbury in Togher. The property benefits from its location within a quiet residential area, close to the Wilton Shopping Centre, Cork University Hospital, the Cork Airport Business Park and the N40 South Ring Road Network which allows easy access to the western and eastern sides of Cork.



**AMV: €195,000**

**BER D2**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 57 Sq. M. / 614 Sq. Ft.
- Built in 1980
- BER D2
- Electric heating
- Two spacious double bedrooms
- Enclosed rear garden
- Close to a host of amenities including shops, restaurants, supermarkets, schools and sports grounds
- Close proximity to CUH, Wilton Shopping Centre and Cork city
- Easy access to the N40 road network
- Ideal first time buy/investment

## | PORCH

0.95m x 1m (3'1" x 3'2")

A PVC door with frosted glass panelling allows access to the porch area. The porch has carpet flooring, one centre light piece and a door allowing access to a living room.

## | LIVING ROOM/DINING ROOM

5.37m x 3.63m (17'6" x 11'9")

A spacious living/dining room has one large window to the front of the property, carpet flooring, one centre light piece, electric fire, eight power points and access to under stair storage.



## | KITCHEN

2.3m x 3.63m (7'5" x 11'9")

Located directly off the living space, the kitchen has one window overlooking the rear garden and a door allowing access to same. There is lino flooring, space for an oven, space for a washing machine, units at eye and floor level with worktop counter and tile splashback, a stainless steel sink, one centre light piece and one radiator.



## | STAIRS AND LANDING

The stairs and landing features carpet flooring throughout. At the top of the landing there is access to a hot press, one centre light piece and access to the attic.



## | BEDROOM 1

2.81m x 3.63m (9'2" x 11'9")

A spacious double bedroom has one large window to the front of the property, carpet flooring, one centre light piece, one large radiator and six power points.



## | BEDROOM 2

2.7m x 3.63m (8'8" x 11'9")

This bedroom has one window to the rear of the property, carpet flooring, built-in storage, one centre light piece, one radiator and six power points.



## | BATHROOM

2.5m x 1.51m (8'2" x 4'9")

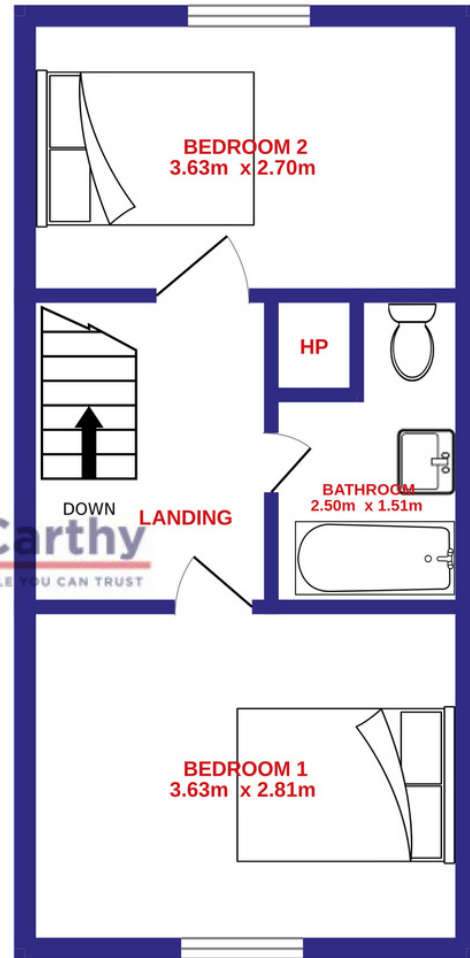
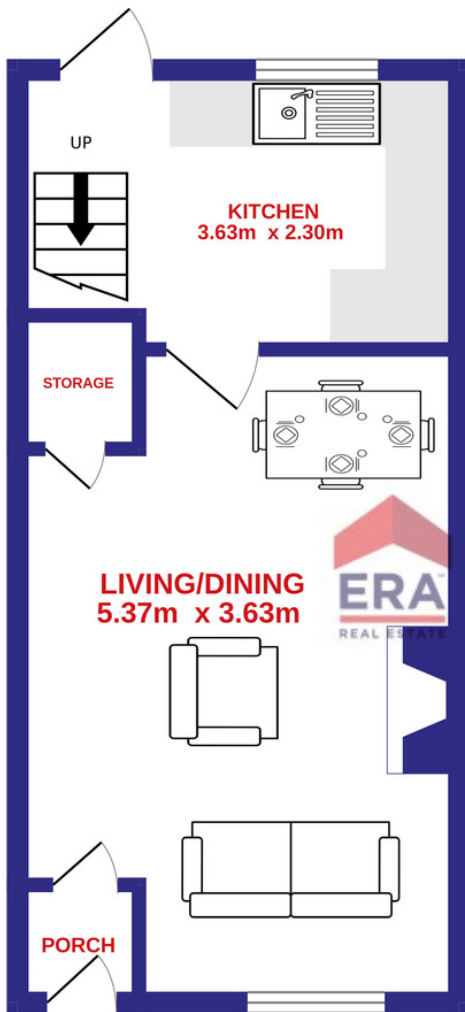
The main family bathroom features a four piece suite including a electric shower fitted over the bath, floor and wall tiling, one centre light piece and one radiator.



# | FLOOR PLAN

GROUND FLOOR

1ST FLOOR



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**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.

## | DIRECTIONS

Please see Eircode T12 E61Y for directions.



## | ALL ENQUIRIES TO:

**Sean McCarthy**  
**086 8385768**  
**sean@eracork.ie**



**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

### Solicitor Details:

Helen Burke, HV O'Donoghue Solicitors, 8 South Mall, Cork

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