



Downey McCarthy

....the people you can trust

39 Sheraton Court, Glasheen, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this lovely two bedroom, end of terrace property situated in a mature and popular location in Glasheen, Cork. The property benefits from its close proximity to a host of amenities as well as being within walking distance of University College Cork. This presents an excellent opportunity to acquire an investment property in a sought after location.



AMV: €200,000

BER D2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 63.86 Sq. M / 687 Sq. Ft.
- Built in 1981
- BER D2
- Two bedrooms
- Ideal investment opportunity
- Mature residential location
- Close to a host of amenities including schools, shops, pharmacy, restaurants, supermarkets
- Walking distance to UCC, Bons Secour Hospital, Cork city centre
- Easy access to CUH, Wilton Shopping Centre
- 5 minute walk to The Lough
- On the 216 bus route

| PORCH

1.29m x 0.99m (4'2" x 3'2")

A solid teak door with centre glass panelling allows access to the porch. The porch has one centre light piece, neutral décor, an alarm control point and carpet flooring. A solid door allows access to the living room.

| LIVING ROOM

4.85m x 3.62m (15'9" x 11'8")

The living room has one centre light piece, one window overlooking the front of the property, attractive neutral décor, one radiator, laminate flooring, one feature fireplace with stove insert, built-in display cabinets and under stair storage. A door allows access to the kitchen.



| KITCHEN

2.9m x 2.7m (9'5" x 8'8")

The kitchen has solid fitted units at eye and floor level with an extensive worktop counter and tiled splashback. The kitchen has plumbing for a washing machine, an oven, hob, space for a fridge freezer, one centre light piece and power points. An open archway allows access to the dining room.



| DINING ROOM

2.57m x 3.22m (8'4" x 10'5")

This extended dining room has wooden flooring, two Velux windows which allow extensive natural light to fill the room and sliding doors allowing access to the courtyard. Other features include neutral décor, one radiator and one window overlooking the stairwell.



| STAIRS AND LANDING

2.51m x 1.69m (8'2" x 5'5")

The stairs and landing is carpeted and there is a stair lift. The landing allows access to the attic and solid doors allow access to all rooms.

| BEDROOM 1

2.9m x 3.59m (9'5" x 11'7")

This spacious double bedroom has one window overlooking the front of the property, neutral décor, one radiator, one centre light piece and built-in wardrobe units.



| BEDROOM 2

2.95m x 3.62m (9'6" x 11'8")

This double bedroom has one window overlooking the rear of the property, carpet flooring, neutral décor, a built-in unit for storage, one radiator and one centre light piece.



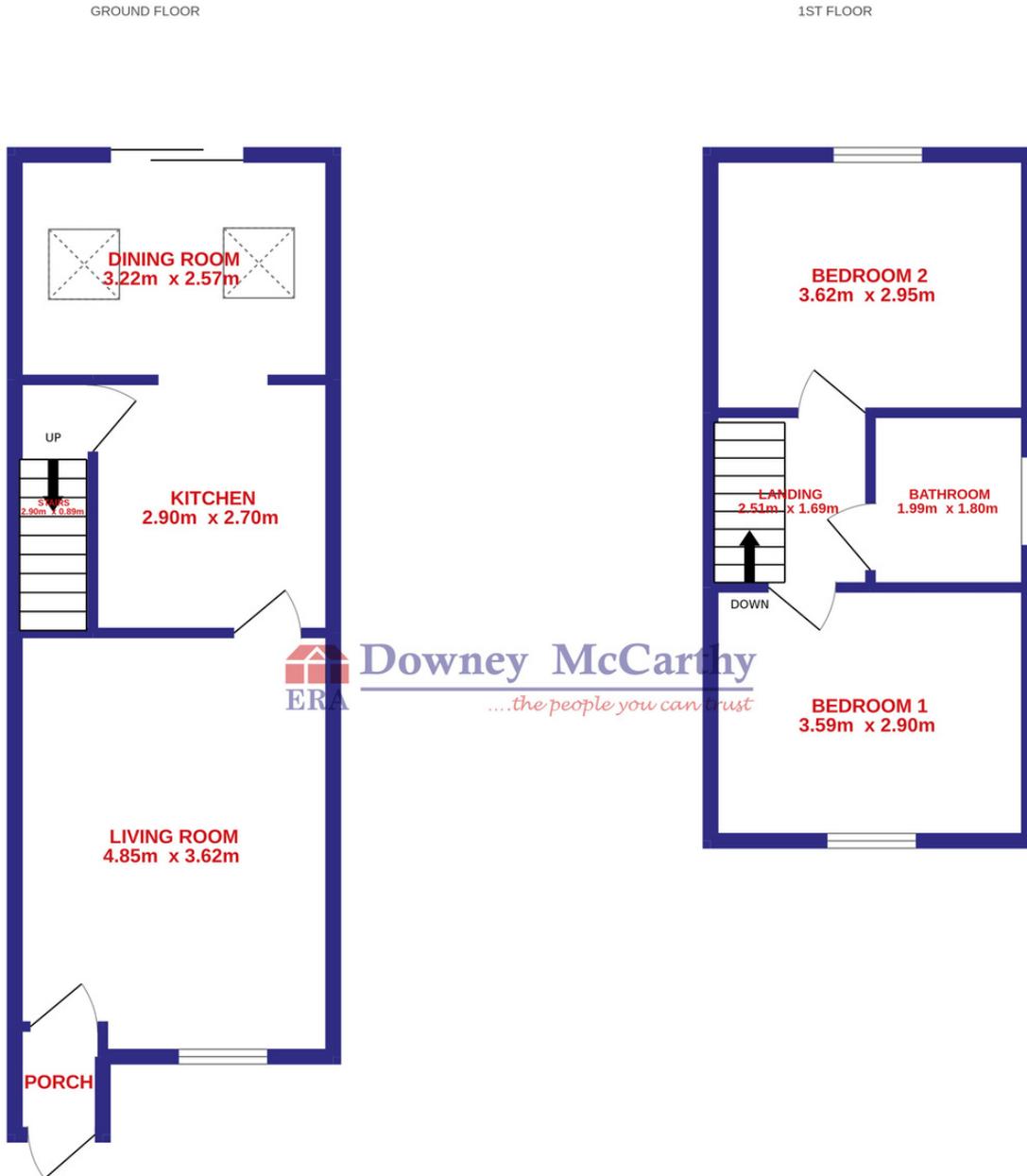
| BATHROOM

1.99m x 1.8m (6'5" x 5'9")

The main bathroom features a three piece suite including a built-in shower cubicle incorporating a Mira Sport electric shower, floor and wall tiling, one frosted window to the side of the property, access to the hot press, a heated towel rail and modern décor.



| FLOOR PLAN



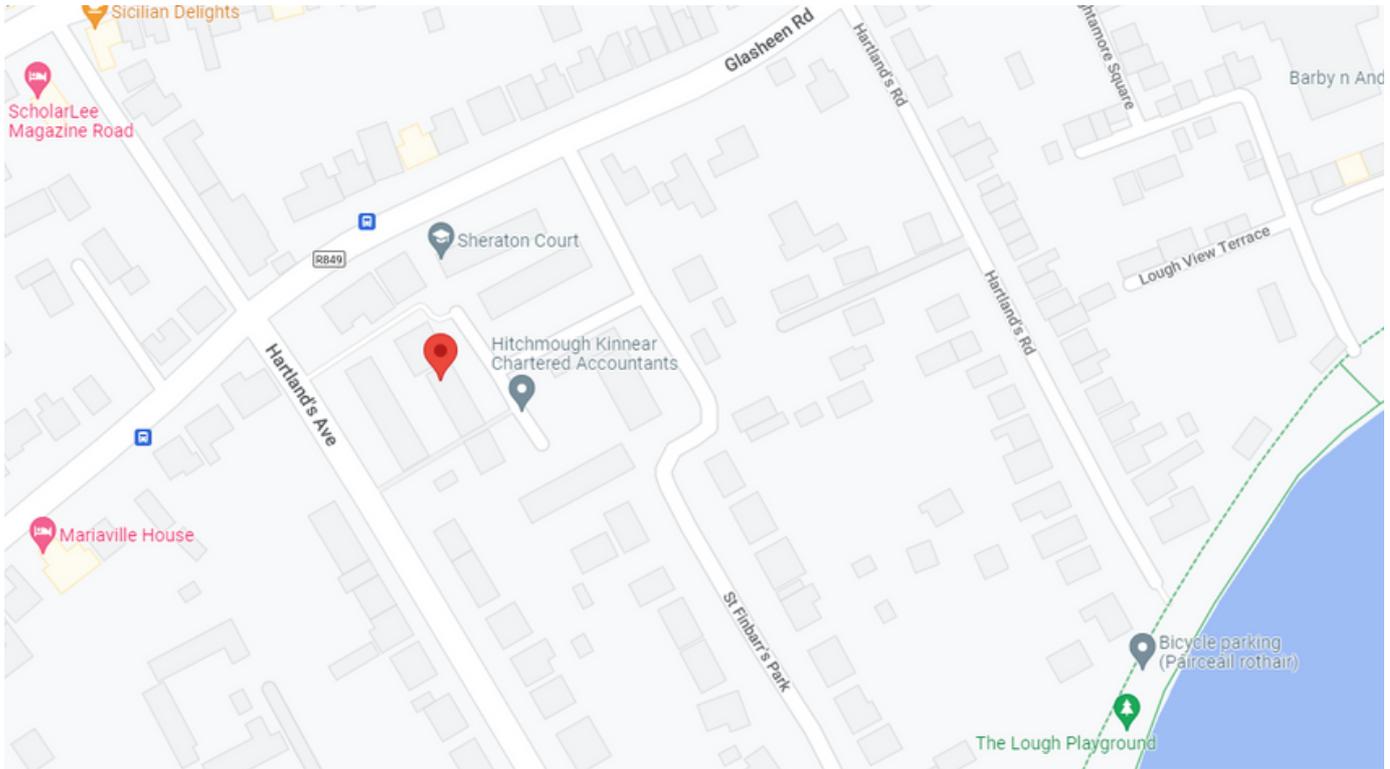
TOTAL FLOOR AREA : 63.9 sq.m. approx.

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 X3C1 for directions.



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Solicitor details:

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