



Downey McCarthy

...the people you can trust

106 Old Youghal Road, Dillons Cross, Cork



ERA Downey McCarthy are very pleased to present this most attractive and well presented two bedroom terraced property which is ideally located adjacent to Dillon's Cross and close to St. Luke's and Cork city centre. With all local amenities and public transport on the doorstep, this property has a lot to offer potential purchasers and viewing is highly recommended.



AMV: €195,000



60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Approx. 45 Sq. M / 484 Sq. Ft
- BER E2
- Built in the early 1900's approx.
- Extended and modernised in recent years
- Oil fired central heating
- Two spacious double bedrooms
- Convenient, sought-after location
- 5 minutes walk from St. Luke's
- 20 minutes' walk from Cork city centre
- Serviced by the 208 bus route
- Close to all local amenities including shops, bars, cafes, schools and church
- Property was previously rented and managed by ERA
- Last recorded rent was €890 per month set in March 2020
- Property is now being sold with vacant possession

| RECEPTION HALLWAY

1.13m x 1.05m (3'7" x 3'4")

A solid teak door with glass panelling allows access to a reception hallway. The hallway has tiled flooring, a fuse board, one wall-mounted light piece and a timber door allowing access into the living area.

| LIVING ROOM

2.99m x 3.81m (9'8" x 12'5")

The living area has one centre light piece, one large window to the front of the property, a fireplace with stove insert, laminate timber flooring, two radiators and an open archway allows access into the kitchen



| KITCHEN

2.09m x 3.85m (6'8" x 12'6")

The kitchen has solid fitted units at eye and floor level with extensive worktop counter and tiled splashback. The kitchen has an oven/hob/extractor fan, power points throughout, recessed spot light and a door allowing access to the dining room.



| DINING ROOM

2.26m x 2.58m (7'4" x 8'4")

The dining room has lino flooring, one skylight, one fluorescent light tube, one radiator, space for a dining table, built-in storage units and a solid door allowing access to the bathroom.



| BATHROOM

2.07m x 1.23m (6'7" x 4'0")

The bathroom features a corner shower cubicle which incorporates a Mira Elite electric shower, frosted window to the rear of the property, floor and wall tiling, centre light piece and radiator.



| STAIRS AND LANDING

3.21m x 0.71m (10'5" x 2'3")

Stairs from the living room allow access to the first floor landing, the landing area has one window to the rear of the property.

| BEDROOM 1

2.66m x 3m (8'7" x 9'8")

This double bedroom has one large window overlooking the rear of the property, laminate timber flooring, radiator, centre light piece and power points. A doorway from Bedroom 1 allows access to Bedroom 2.



| BEDROOM 2

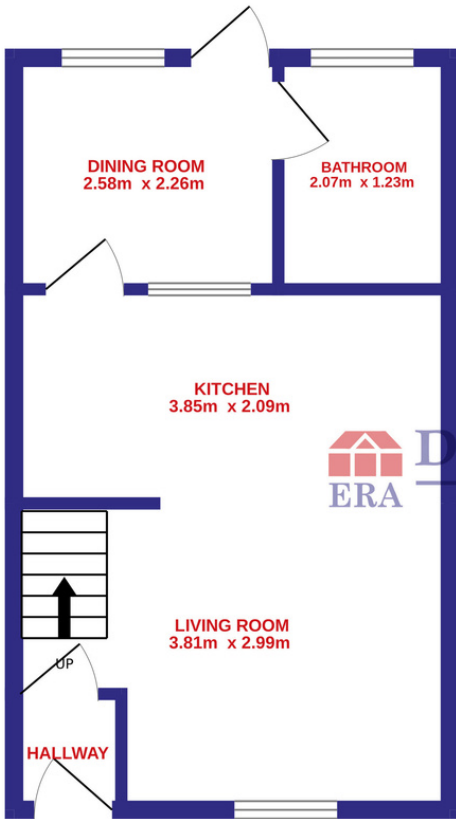
2.23m x 3.81m (7'3" x 12'5")

This spacious double bedroom has two windows to the front of the property which allows extensive natural light to fill the room, laminate timber flooring, radiator, centre light piece and two power points.

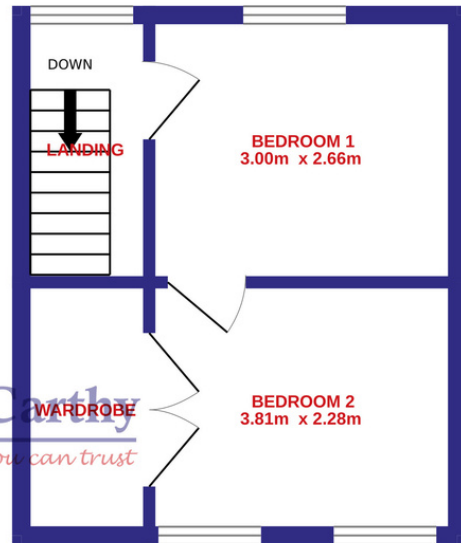


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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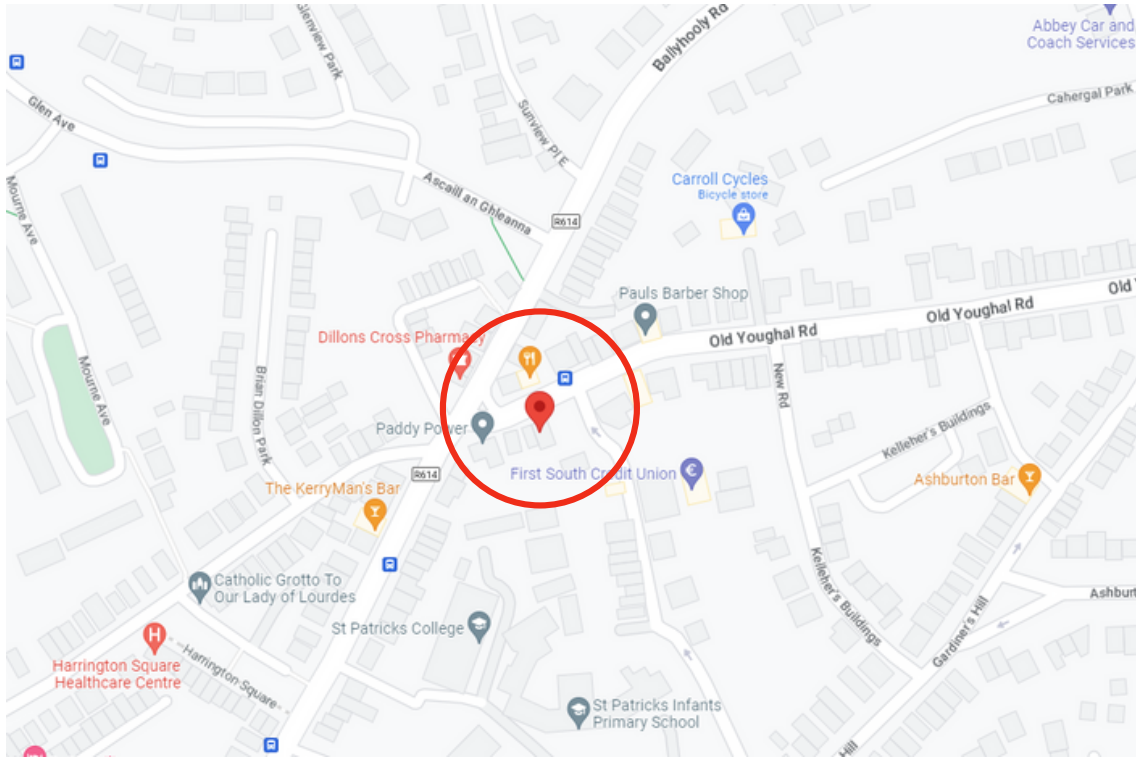
TOTAL FLOOR AREA : 44.7 sq.m. approx.

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 X2V9 for directions.



| ALL ENQUIRIES TO:

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