

## Bessville, Magazine Road, Glasheen, Cork City



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this neatly presented, extended, four bedroom end-of-terrace townhouse in this highly desirable location adjacent to University College Cork, The Bons Secours Hospital and Cork University Hospital. The property benefits from a south facing rear aspect, a substantial rear garden offering future development potential subject to planning permission.



AMV: €270,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 7.36m x 1.81m

A teak door with a glass fanlight allows access to a reception hallway. This bright and spacious reception hallway retains some beautiful period features such as attractive tile flooring, picture rails and high ceilings. The area has a large radiator, one centre light piece and extensive under stairs storage.

- Living Room 4.63m x 3.7m

A spacious main living area has a feature bay window to the front of the property which includes a net blind, a curtain rail and curtains. The room has carpet flooring, a beautiful original fireplace and a picture rail surrounds the room. There is one centre light piece, one large radiator and one power point.



- Bedroom 4 3.67m x 3.03m

Located on the ground floor, bedroom 4 is a spacious double bedroom with one window to the rear of the property including a curtain rail, curtains and a net blind. The room has carpet flooring, one centre light piece, one large radiator and one power point.



- Rear lobby

A rear lobby located off the main hallway area has vinyl floor covering, one centre light piece and a PVC door with glass panelling allowing access to the rear garden. Access to the kitchen/dining area

and the family bathroom is also gained from this area.

- Kitchen/Dining 3.9m x 3.37m

The kitchen/dining area has oak units at floor level throughout with an extensive worktop counter accompanied by a tile splash back. One window overlooks the rear garden and includes a Venetian blind. The room has vinyl floor covering, one centre light piece and five power points.



- Family Bathroom 2.67m x 1.7m

The family bathroom features a three piece suite with a Triton T80 electric shower fitted over the bath. The room has tiling to the half way point on the wall, one velux window, one centre light piece, one radiator and tile flooring.

- Stairs and landing

The stairs and landing have been fitted with carpet flooring. On the half landing a beautiful large window overlooks the rear garden and floods the ground floor reception hallway and first floor landing areas with natural light.

- Bedroom 1 3.5m x 3.0m

A spacious double bedroom has one window overlooking the rear garden which includes a curtain rail and curtains. The room has carpet flooring, one centre light piece, one large radiator and two power points.



- Bedroom 2 3.47m x 2.84m

A large double room has one window to the front of the property including a net blind, a curtain rail and curtains. The room has carpet flooring, one centre light piece, one large radiator and one power point.



- Bedroom 3 3.42m x 2.07m

A double room has one window to the front of the property which includes a curtain rail, curtains and a net blind. The room has one centre light piece, carpet flooring, one power point and one radiator.

## Features

- 93.53 Sq.M/1007 Sq.Ft
- BER G
- Year of Construction:1900
- Much sought-after location within close proximity to UCC, Bons Secours Hospital, CUH/CUMH and Wilton Shopping centre
- Potential rental income of €26,000 Per Annum
- Recently underpinned with supporting certification
- Substantial rear extension
- Gas fired central heating
- Double glazed windows
- Large rear garden with a south-facing rear aspect
- On street parking with a residents parking permit
- Excellent investment/first time buy

## Directions

Please see Eircode T12X0KW for directions.



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