



Downey McCarthy

...the people you can trust

1 St. Declans Road, Gurrabraher, Cork City



ERA Downey McCarthy Auctioneers are delighted to launch to the market this super three bedroom, end of terrace property situated on a fine corner site just off Cathedral Road, Gurrabraher, Cork. The property comes with the benefit of full planning granted for a two storey extension to the rear. No. 1 also has front, side and rear gardens while ample parking off the street is provided by a driveway with space for two vehicles. St. Declan's is situated in a popular location due to its proximity to the city centre and easy access to Apple HQ in Hollyhill.



AMV: €225,000



60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 69.8 Sq. M / 751 Sq. Ft
- Built in 1951
- BER F
- Full Planning Granted in 2020 ref no. 20/39171
- The plan is for a two storey extension to the rear
- Plans and details available upon request
- Natural Gas fired central heating
- PVC double glazed windows
- Fully enclosed rear garden with fitted work shop/ shed
- Much sought after location close to all amenities
- 10 minute walk to Cork city centre
- Located adjacent to the 202 Bus Route serving Apple Ireland & Mahon Point
- Excellent first time buy/investment opportunity

| RECEPTION HALLWAY

3.61m x 1.97m (11'8" x 6'4")

A teak door with glass panelling allows access to the reception hallway. The hallway has original tile flooring, one centre light piece, a fuse board and one radiator. A doorway allows access into the main hallway.

| MAIN HALLWAY

2.55m x 0.96m (8'3" x 3'1")

The main hallway has a continuation of the original tile flooring, under stair storage, one centre light piece and an open arch allows access to a utility area.

| UTILITY AREA

0.8m x 1.12m (2'6" x 3'6")

This area has laminate wooden flooring, plumbing for a washing machine, a fitted worktop counter station and a power point.

| LIVING ROOM

4.63m x 2.75m (15'1" x 9'0")

The living room has one large window overlooking the front of the property, one centre light piece, two wall-mounted light pieces, one wall-mounted radiator, built-in storage, ample power points, one smoke alarm and original fireplace with marble surround.



| KITCHEN/DINING

2.64m x 3.09m (8'6" x 10'1")

The kitchen has solid fitted units at eye and floor level with a worktop counter and tiled splashback. There is one window to the rear of the property, fitted oven/hob/extractor fan, a stainless steel sink, space for a fridge freezer, laminate flooring and the gas boiler is situated within this room. A door allows access into the main bathroom.



| BATHROOM

1.67m x 1.57m (5'4" x 5'1")

Located on the ground floor, the bathroom features a four piece suite with a Triton T80 electric shower fitted over the bath. The room has laminate flooring, tiled walls, one radiator, one frosted window to the rear of the property and one centre light piece.

| STAIRS AND LANDING

3.59m x 2.23m (11'7" x 7'3")

The stairs and landing has carpet flooring throughout. At the top of the landing there is a centre light piece, smoke alarm and solid doors allowing access to all rooms.

| BEDROOM 1

2.75m x 4.84m (9'0" x 15'8")

A spacious double bedroom is dual aspect and benefits from extensive natural light with two windows to the front of the property and one window to the side. The room has original wooden flooring, built-in storage, centre light piece, an access hatch to the attic, radiator, neutral décor and the hot press is housed within this room.



| BEDROOM 2

3.62m x 2.62m (11'8" x 8'5")

This double bedroom is dual aspect with one window to the side and one window to the rear of the property which offers panoramic views over the city. The room has original wooden flooring, centre light piece, built-in storage, neutral décor and a radiator.



| BEDROOM 3

2.64m x 2.12m (8'6" x 6'9")

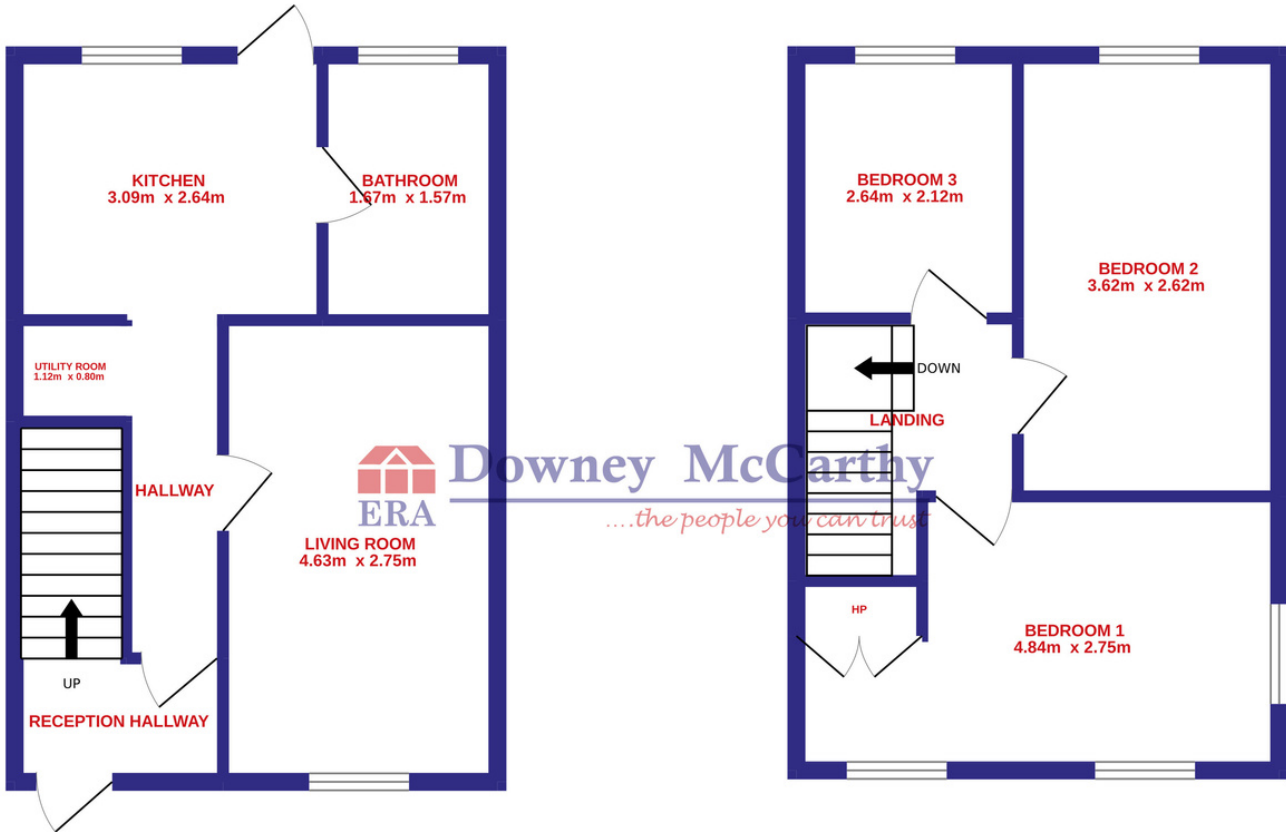
This single bedroom has one window to the rear of the property, original wooden flooring, centre light piece, built-in storage, neutral décor and a radiator.



FLOOR PLAN

GROUND FLOOR

1ST FLOOR



69.8

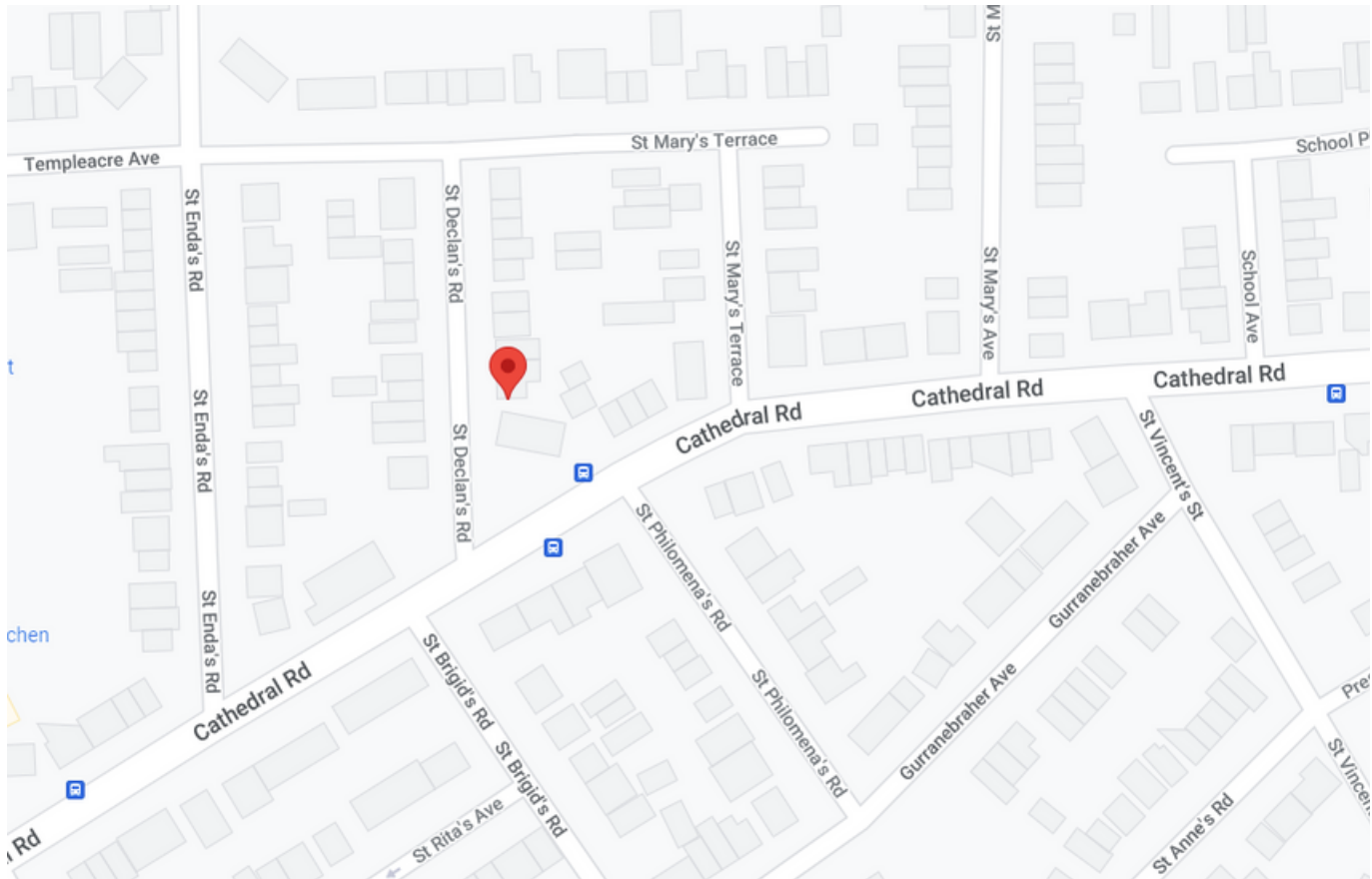
TOTAL FLOOR AREA : 69.8 sq.m. approx.

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 X0AW for directions.



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