



**Downey McCarthy**  
*...the people you can trust*

## 225 Blarney Street, Blarney Road, Cork City



ERA Downey McCarthy are delighted to launch to the market this two bedroom terraced property on Blarney Road, Blarney Street, Cork. This is a popular and convenient location within walking distance to Cork city centre as well as being close to Apple Ireland HQ, Mercy University Hospital and UCC.

Accommodation consists of an extended open plan kitchen/living/dining area on the ground floor. Upstairs the property offers two bedrooms and one bathroom.

**AMV: €140,000**



**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

## | FEATURES

- Approx. 58.25 Sq. M / 627 Sq. Ft.
- Built in c.1900
- BER F
- Gas fired central heating
- Double glazed windows
- Two bedrooms
- Excellent location
- Immense potential
- Walking distance to Cork City Centre
- Close to all amenities such as schools, pharmacy and shops etc.
- Accessible to Apple Headquarters, Mercy University Hospital & UCC
- Ideal first time buy/investment opportunity
- Rental potential €900 p/m last set January 2018

## | OPEN PLAN KITCHEN/ LIVING/DINING

9.17m x 3.5m (30'0" x 11'4")

A PVC door leads to a spacious and extended open plan kitchen/living/dining area. there is a small tiled area at the doorway and the remainder of the room features laminate timber flooring. Throughout the area there are two windows, one to the front and one to the rear, four light pieces, two radiators, built-in shelving and ample power points. The kitchen features units at eye and floor level with worktop counter and tiled splashback, exposed beams and glass panelling overhead. the kitchen includes washing machine, oven/hob, built-in fridge freezer, sink and a feature brick wall. Double French doors to the rear allow access to a small courtyard area.



## | STAIRS AND LANDING

1.91m x 2.55m (6'2" x 8'3")

A superb spiral staircase allows access to a landing area which has laminate timber flooring, two Velux windows, one centre light piece and exposed beams.



## | BEDROOM 1

2.39m x 3.5m (7'8" x 11'4")

This double bedroom has one window to the front of the property, a glass panel overlooking the landing, laminate flooring, one radiator, two light pieces, power points and exposed beams.



## | BEDROOM 2

2.6m x 3.44m (8'5" x 11'2")

This double bedroom has two windows to the rear of the property, one Velux window, laminate flooring, one radiator, two light pieces, power points and exposed beams.



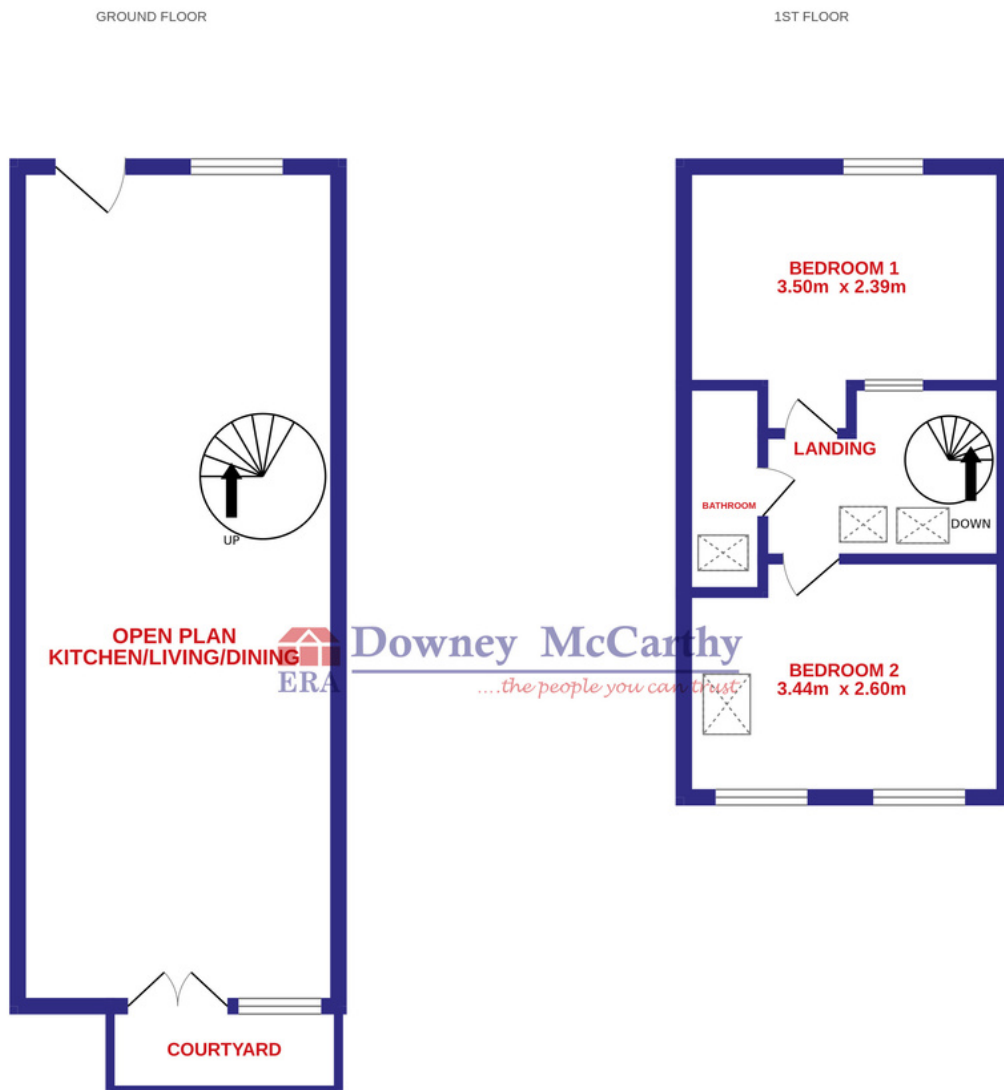
## BATHROOM

2.26m x 0.84m (7'4" x 2'7")

This double bedroom has two windows to the rear of the property, one Velux window, laminate flooring, one radiator, two light pieces, power points and exposed beams.



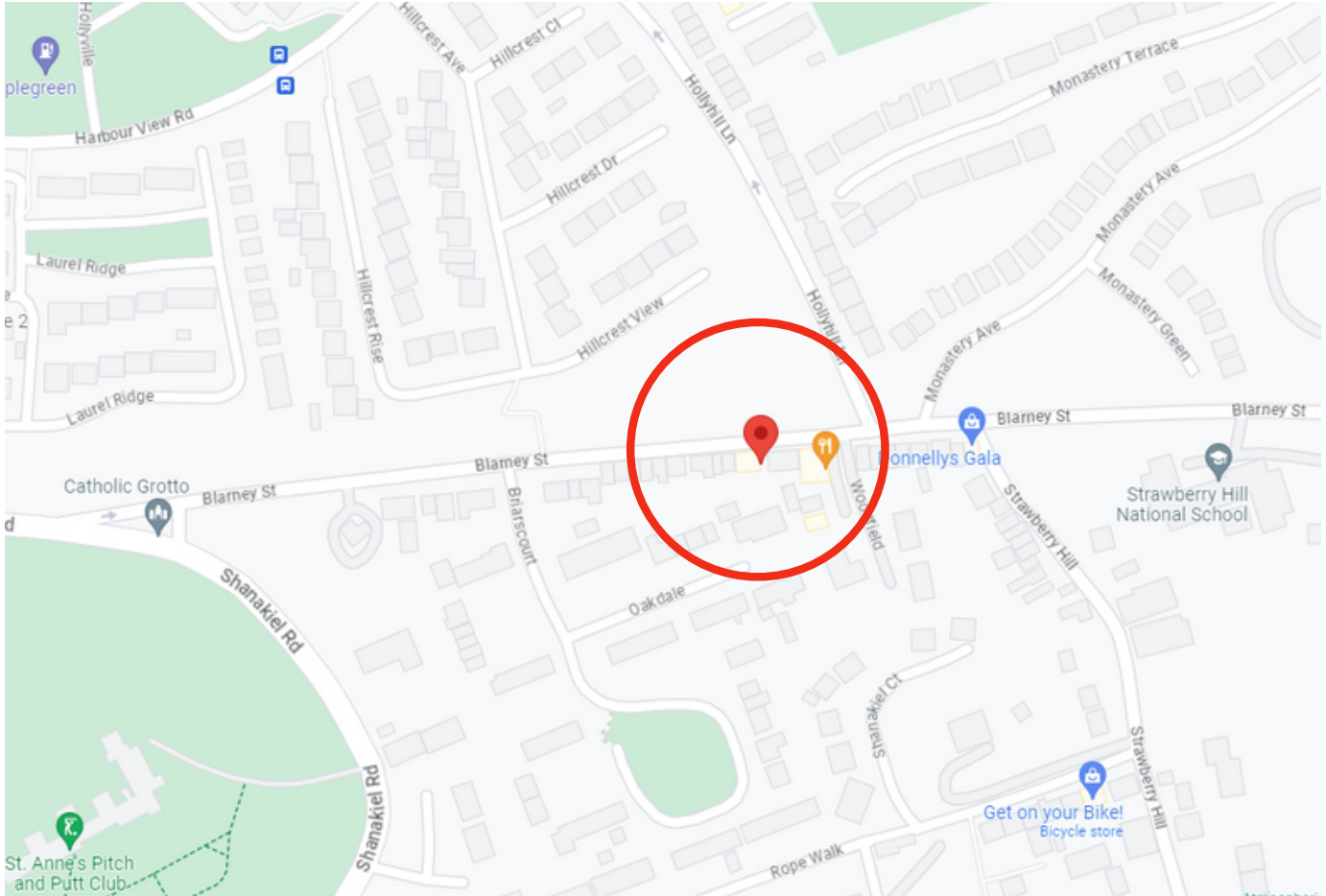
## FLOOR PLAN



**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 T23 N7C3 for directions.



## | ALL ENQUIRIES TO:

**Judy O'Brien**  
**083 0681921**  
**[judy@eracork.ie](mailto:judy@eracork.ie)**



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