



Downey McCarthy

...the people you can trust

14 Friary Gardens, Friars Walk, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly positioned two bedroom terraced property situated in the much acclaimed residential location of Friars Walk, Cork. The property offers a blank canvas for a first time buyer or investor to make the property completely their own and finish the home to their own tastes. Equally the property boasts a superb rear garden of Approx. 85 Ft in length with independent rear access allowing any purchaser to further extend the properties foot print.



AMV: €225,000



60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 76.15 Sq.M. / 820 Sq. Ft.
- Superb rear garden measuring Approx. 85 Ft in length
- Built in 1930
- BER E2
- Independent access to the rear garden via a secure communal lane
- Oil fired central heating
- Double glazed PVC windows
- Ideal residential location close to all local amenities including bars, restaurants, pharmacy, schools
- Easy access to Cork city centre, UCC & Wilton
- On the 209A bus route

| PORCH

0.9m x 1.23m (2'9" x 4'0")

A PVC door with stain glass centre panelling allows access to a porch area which has tile flooring and one window to the side of the property. A teak door with glass panelling allows access to the reception hallway.

| RECEPTION HALLWAY

6m x 1.9m (19'6" x 6'2")

The reception hallway has vinyl floor covering, one centre light piece, one telephone point, extensive under stair storage and one wall-mounted light piece.

| LIVING ROOM

3.3m x 3.83m (10'8" x 12'5")

A spacious main living room has one window to the front of the property including a curtain rail and curtains. The room has carpet flooring, an open fireplace, one radiator, one centre light piece and two power points.



| DINING ROOM

2.4m x 3m (7'8" x 9'8")

The dining area has laminate timber flooring, one centre light piece, one radiator, wall-mounted shelving, three power points, one wall-mounted light piece and an open arch which allows access to the extended kitchen.



| KITCHEN

3.45m x 3m (11'3" X 9'8")

The kitchen features units at eye and floor level to both sides of the room, vinyl floor covering, one window to the rear of the property and a teak door with glass panelling allows access to the rear garden. The kitchen has a stainless steel sink with drainer unit, gas hob, plumbing for a washing machine, one centre light piece and six power points.



| BATHROOM

2.4m x 1.8m (7'8" x 5'9")

The bathroom features a three piece including a corner shower area incorporating a Triton T90si electric shower. The bathroom has vinyl floor covering, wall tiling, one window to the rear of the property and one centre light piece.

| STAIRS AND LANDING

2.4m x 1.7m (7'8" x 5'5")

The stairs and landing have carpet flooring. At the half landing there is one window to the rear of the property. The landing area has an access hatch to the attic.

| BEDROOM 1

3.3m x 4.9m (10'8" X 16'0")

A spacious double bedroom has one window to the front of the property including a curtain rail and curtains. The room has laminate timber flooring, one centre light piece, one radiator, wall-mounted shelving, four power points, one wall-mounted light piece, built-in units from floor to ceiling and an ornate fireplace.



| BEDROOM 2

2.43m x 3.2m (7'9" x 10'4")

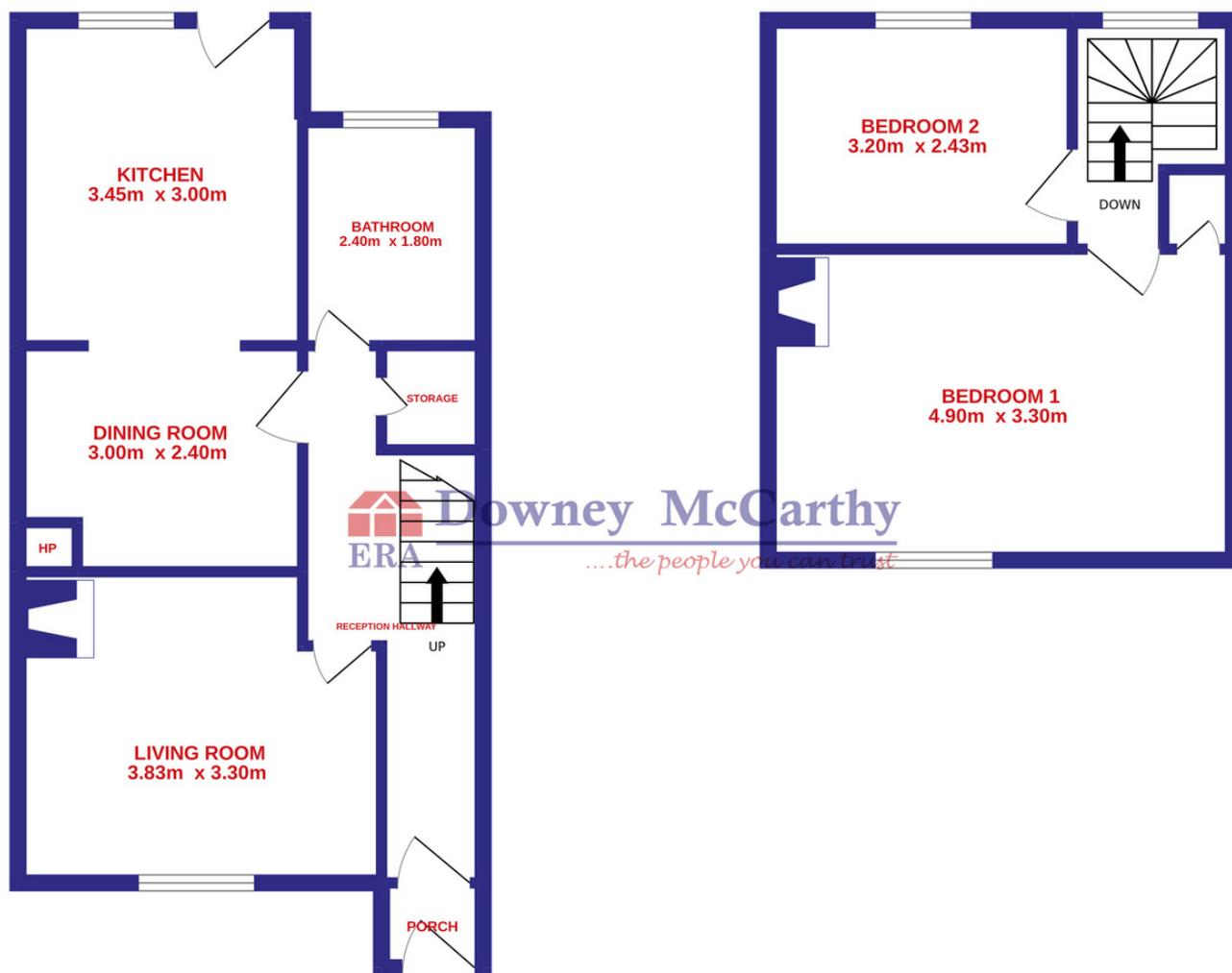
A double bedroom has one window to the rear of the property overlooking the garden. The room has solid timber flooring, one centre light piece, one radiator, two power points and one wall-mounted light piece.



| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



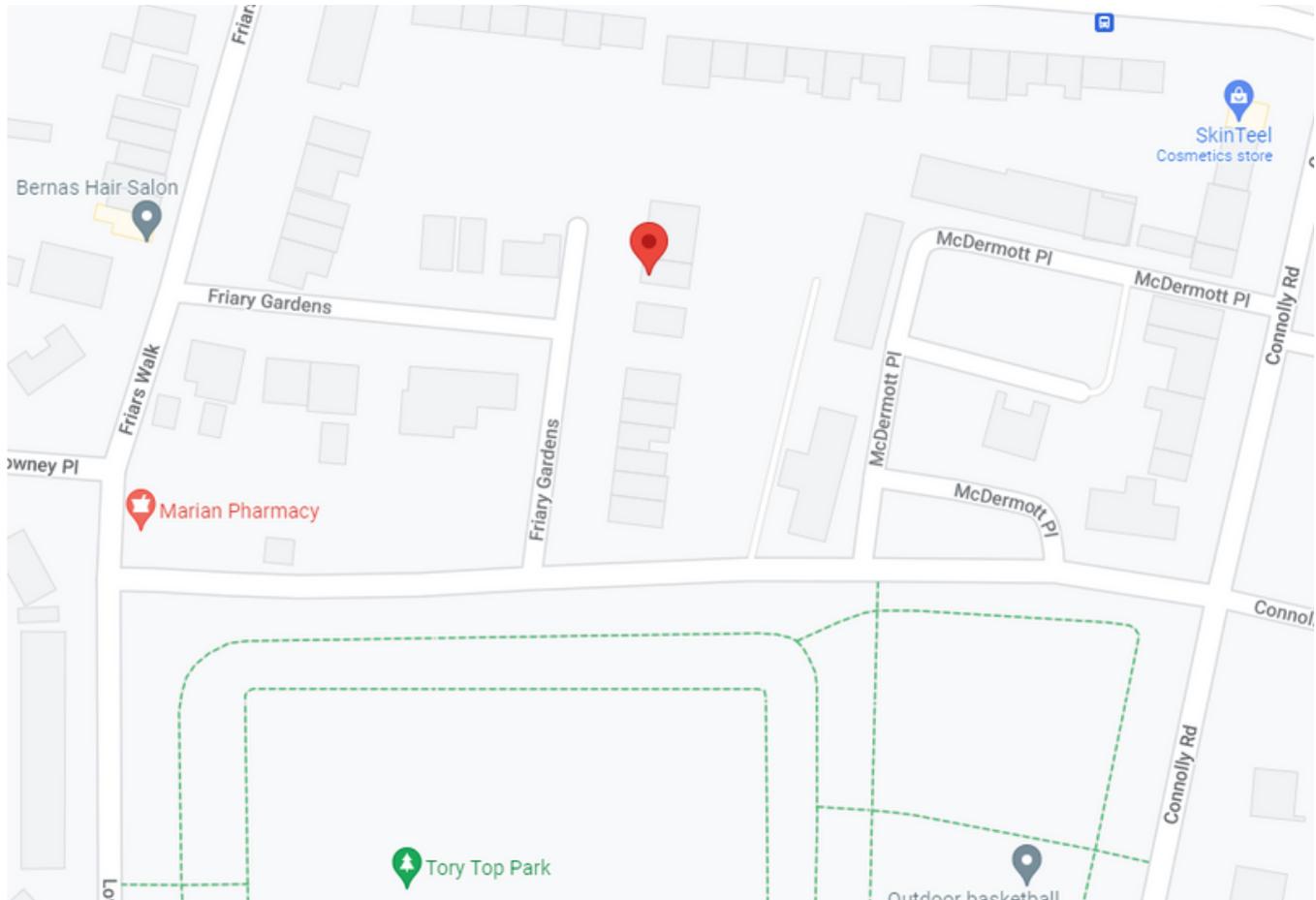
TOTAL FLOOR AREA : 76.2 sq.m. approx.

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 H6W7 for directions.



| ALL ENQUIRIES TO:

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ERA *...the people you can trust*

Solicitor Details:

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