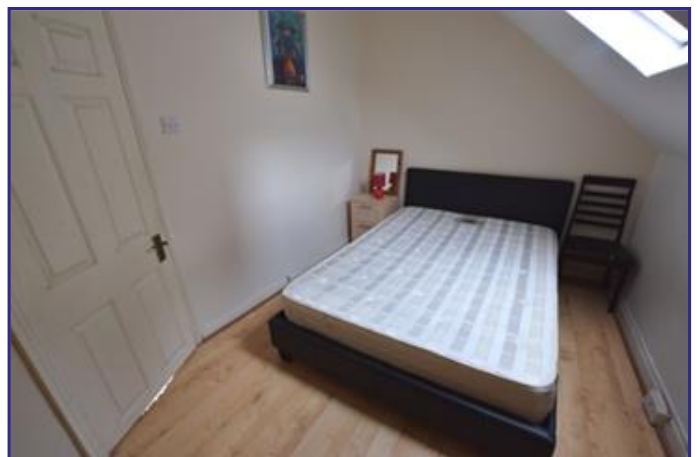


## 9 Farran Street, Gerald Griffin Street Cork, Cork City, Cork



Garry O'Donnell of ERA Downey McCarthy auctioneers is delighted to launch to the market this two bedroom mid-terraced property positioned in a quiet cul-de-sac off Gerald Griffin Street. Whilst in need of some modernization the property presents as an excellent investment opportunity or first time buy.



€85,000

PSRA Licence No. 002584

## Accommodation

- Living Room 3.71m x 3.63m

A new PVC door with glass centre paneling allows access into the main living room.

A bright spacious room has one window to the front of the property including a venetian blind. The room has laminate timber flooring, an open fireplace, wall mounted shelving and one centre light piece. There is one electric radiator four power points, one television point and one telephone point.

An open arch allows access into the kitchen/dining area.



- Kitchen/Dining Area 2.11m x 3.62m

The kitchen features modern units at eye and floor level finished in a Prague Ivory colour scheme. The kitchen has a L-shaped worktop counter with stainless steel sink with drainer unit. The room has vinyl floor covering and one window overlooks the rear yard.

The area has space for an oven, freezer, washing machine, plentiful space for dining, one electric radiator and eight power points. A door from here allows access to a rear hallway.



- Rear Hallway 1.74m x 1.06m

The rear hallway features tile flooring. A PVC door with glass paneling allows access to the rear yard and access to the bathroom is located off this area.

- Main Bathroom 1.42m x 2.49m

The bathroom features a two piece suite with a Mira electric shower fitted in the corner. The area has tiling and PVC paneling surrounding the entire walls. There is one centre light piece, one window to the rear of the property and one electric heater.

- Landing

The landing area has carpet flooring, one smoke alarm, one centre light piece and the two bedrooms are located off this area.

- Bedroom 1 3.28m x 3.76m

A spacious double bedroom has one velux window to the front of the property. The room has attractive neutral décor, laminate timber flooring, wall mounted storage rails, one radiator and four power points.



- Bedroom 2 2.53m x 3.82m

This is a double bedroom with one velux window to the rear of the property with a blackout blind. The room has laminate timber flooring, one centre light piece, one radiator and six power points.



## Features

- BER to be confirmed\*\*
- 522 ft<sup>2</sup> approx
- Newly repainted
- New PVC doors
- Double glazed windows
- Electric heating
- Ideal investment opportunity
- Much sought after location close to Cork city centre
- Located on the main bus route to Apple computers in Hollyhill

## Directions

Please see attached map for exact location or use Eircode T23AOCV.



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