



Downey McCarthy

...the people you can trust

1 The Lough, The Lough, Cork City



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this truly stunning, deceptively spacious four bedroom terraced property which offers unrivalled waterfront views over one of Cork's most famous landmarks, The Lough. This peaceful and idyllic setting is second to none and is sure to appeal to a number of potential purchasers with a host of amenities within convenient walking distance including schools, Cork University Hospital, University College Cork, shops and bars as well as Cork city centre itself. With a prime location and beautiful views at its doorstep, viewing comes highly recommended to appreciate what this fine property has to offer.



AMV: €295,000



60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Spectacular, unrivalled views over The Lough
- Approx. 101 Sq. M. / 1,087 Sq. Ft.
- Built in 1900
- BER G
- Oil fired central heating
- Double glazed windows
- Four bedrooms
- Rear yard area
- Superb location overlooking The Lough with panoramic views
- Close to all amenities including UCC, Wilton, CUH/CUMH, and The Bons Secours Hospital
- Excellent public transport links
- 10 minutes' drive from Cork city centre
- Ideal first time buy/investment opportunity

| PORCH

1m x 2.2m (3'2" x 7'2")

A teak door allows access to a porch area which has tiled flooring and glass panelling on both aspects to the front and to the side offering superb views over The Lough. A PVC door with glass centre panelling in turn allows access to the main living room.

| LIVING ROOM

4.25m x 4.03m (13'9" x 13'2")

The living room features one large window to the front of the property with views over The Lough and the common green areas surrounding. The room has exposed timber ceiling beams, carpet flooring, an open fireplace, two radiators, three power points and two television points.



| LOUNGE

2.94m x 4.03m (9'6" x 13'2")

Located to the rear of the property, the lounge has two windows overlooking the rear yard. The room has carpet flooring, an open fireplace, built-in storage units, one radiator, under stair storage, one telephone point and two power points. Steps from here allow access to an extended kitchen/dining area.



| KITCHEN/DINING

5.3m x 2.6m (17'3" x 8'5")

The kitchen features modern fitted units at eye and floor level finished in a Prague Ivory colour scheme with contrasting walnut surrounds and worktop counter. The kitchen has vinyl floor covering, one window to the side of the property and includes an integrated oven, hob, a stainless steel sink and accommodates space for a fridge freezer. Other features include two light pieces, one radiator, plentiful dining space and throughout the room there are nine power points. Steps up allow access to a utility area.



| UTILITY AREA

3.05m x 1.8m (10'0" x 5'9")

The utility area has vinyl floor covering, plumbing for a washing machine, one window to the rear of the property, and space for a dryer. A PVC door with glass panelling allows access to the rear yard. Located off the utility area there is a shower room and a guest w.c.

| BEDROOM 4

4.04m x 2.42m (13'2" x 7'9")

Located on the ground floor, this spacious double bedroom has one window to the front of the property including a curtain rail, curtains and a net blind. The room has carpet flooring, one centre light piece, one radiator, four power points and a telephone point.



| STAIRS AND LANDING

3.4m x 1.94m (11'1" x 6'3")

The stairs and landing has been fitted with carpet flooring. At the top of the landing there is one centre light piece.

| BEDROOM 1

4m x 3.75m (13'1" x 12'3")

This spacious double bedroom has one window to the front of the property offering picture perfect views over The Lough. The room has high quality laminate timber flooring, attractive neutral décor, built-in units from floor to ceiling, one centre light piece, one radiator and four power points.



| **BEDROOM 2**

4.21m x 3m (13'8" x 9'8")

This spacious double bedroom has one window to the front of the property offering beautiful views over The Lough. The room has high quality laminate timber flooring, attractive neutral décor, built-in units from floor to ceiling, one centre light piece, one radiator and four power points.



| **BEDROOM 3**

4m x 2.33m (13'1" x 7'6")

This large single bedroom has one window to the rear of the property. The room has high quality laminate timber flooring, one centre light piece, one radiator and two power points.

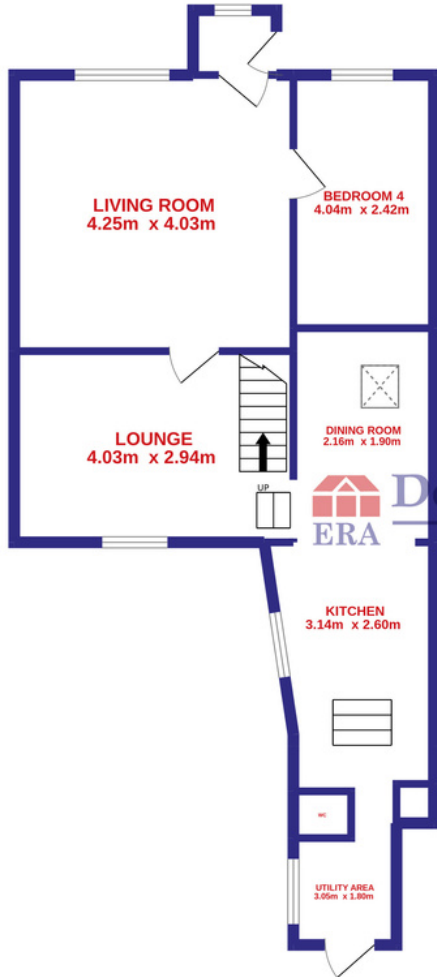
| **SHOWER ROOM**

2.4m x 1.94m (7'8" x 6'3")

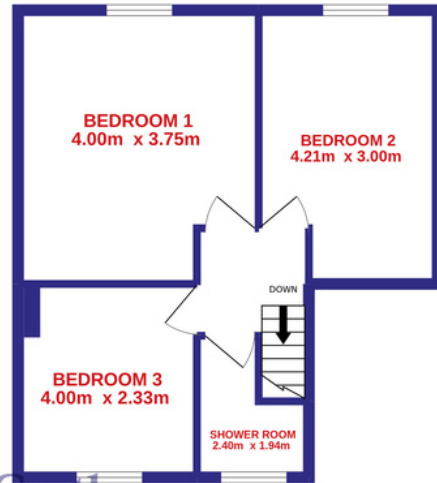
The shower room features a three piece suite including a double corner shower area incorporating a Mira Elite SE electric shower. The room has tiling from floor to ceiling, vinyl floor covering, one window to the rear of the property, one centre light piece and one radiator.

| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



Downey McCarthy
ERA
...the people you can trust

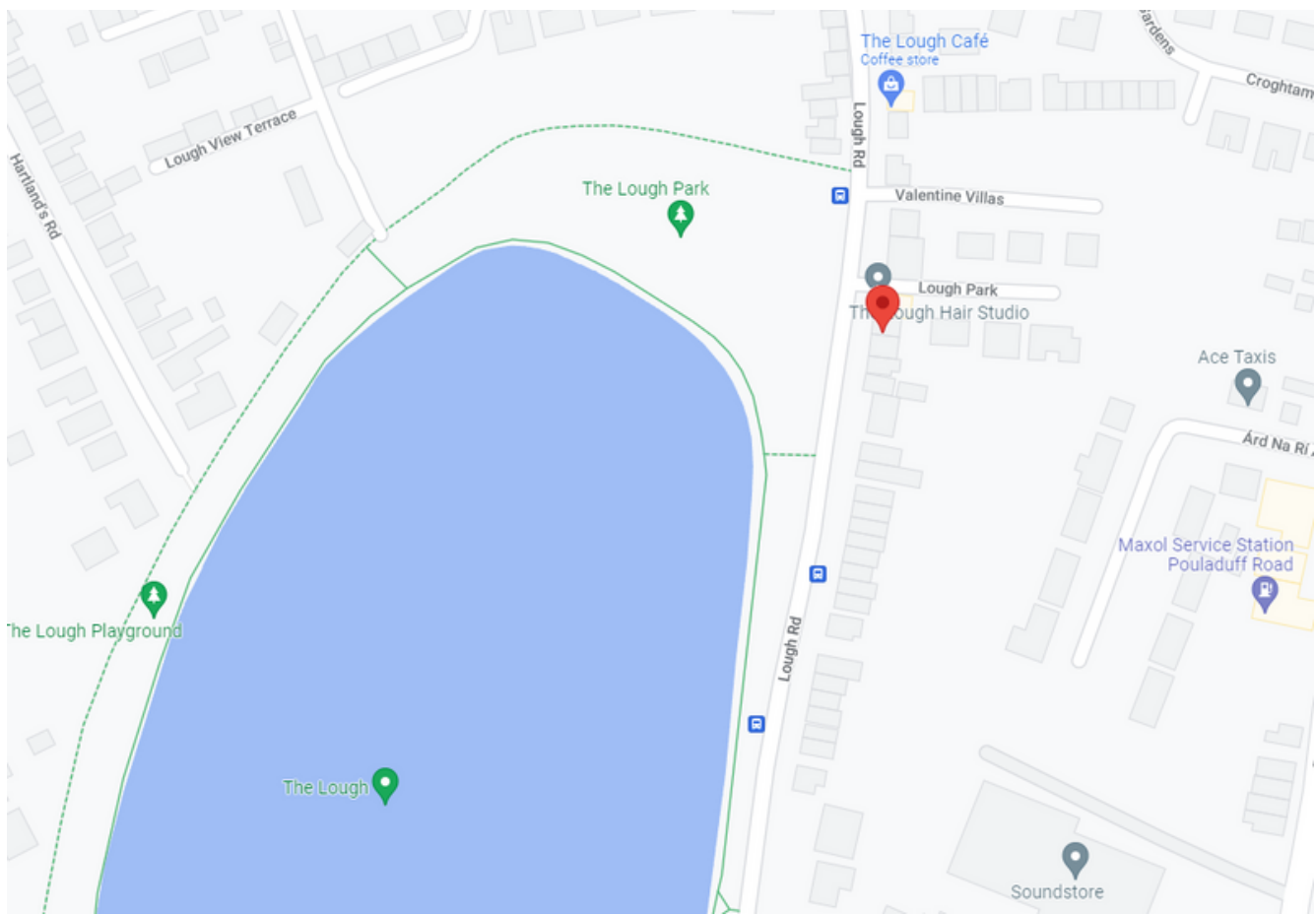
TOTAL FLOOR AREA : 101.0 sq.m. approx.

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.
Made with Metroplex ©2022

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 T12 RDN4 for directions.



| ALL ENQUIRIES TO:

Garry O'Donnell MIPAV, MMCEPI, TRV

087 7522244

garry@eracork.ie



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

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.