



Downey McCarthy

...the people you can trust

25 John Redmond Street, Cork City



ERA Downey McCarthy Auctioneers is pleased to present to the market this super four bedroom, terraced property which is situated in one of Corks oldest and most historical residential areas, Shandon. The property is in an excellent location, within 5 minutes walking distance of the city centre and the main shopping thoroughfares of Opera Lane and Patrick Street. You are literally on the doorstep of The Maldron Hotel with top of the range bar, restaurant and leisure facilities at your disposal. The Opera House on Emmett Place is just over the Christy Ring Bridge and Mercy University Hospital and UCC are all within walking distance. All amenities such as primary and secondary schools, shops, banks, pharmacies etc. are within easy reach and the 202 bus route to Apple Computers HQ and Mahon Point SC is on your doorstep.



AMV: €250,000



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PSRA No. 002584

| FEATURES

- Approx. 77.28 Sq. M. / 832 Sq. Ft.
- BER G
- Four bedrooms
- 5 minutes' walk to Cork city centre
- Situated in one of Corks oldest and most historical residential areas
- Close to convenient amenities including shops, bars, cafes, restaurants, pharmacies and more
- Superb location
- On street residents parking available
- No yard or garden at the rear
- Electric Heating
- PVC Double Glazed Windows
- Ideal investment property
- Presently rented at €1,700 per month since April 2021

| RECEPTION HALLWAY

7.41m x 0.94m (24'3" x 3'0")

A solid teak door allows access to the reception hallway. This area has tiled flooring, one radiator, two light pieces, an alarm control point and a fuse board.

| BEDROOM 1/LIVING ROOM

3.47m x 3.02m (11'3" x 9'9")

Currently rented as a double bedroom, this former living room has a large window overlooking the front of the property which allows natural daylight to fill the room. Other features include tiled flooring, one centre light piece, a cast iron fireplace, shelving for storage, neutral décor and ample power points.



| SITTING ROOM

3.46m x 2.94m (11'3" x 9'6")

The sitting room has tiled flooring, one centre light piece, shelving for storage, neutral décor, a cast-iron fireplace and an open archway which allows access to the kitchen/dining space.



| KITCHEN/DINING ROOM

2.81m x 3.64m (9'2" x 11'9")

This is an extension over the rear yard and now provides a spacious kitchen/dining area with solid fitted units at eye and floor level with extensive worktop counter and tiled splashback, two windows overlooking the side of the property, tiled flooring, space for a fridge freezer, plumbing for a washing machine, space for an oven and extractor fan.



| STAIRS AND LANDING

3.62m x 1.54m (11'8" x 5'0")

The stairs and landing is fully carpeted and there is a picture window on the half landing allowing extensive natural light in. The first floor landing allows access to two bedrooms and the main bathroom.

| BEDROOM 2

3.49m x 2.63m (11'4" x 8'6")

This is a double bedroom with laminate timber flooring, one window overlooking the front of the property, one centre light piece, neutral décor, storage heating and a solid door allowing access to the en-suite.



| EN SUITE

2.66m x 1.32m (8'7" x 4'3")

The en suite features a four piece suite including a Mira Elite electric shower fitted over the bath, one window to the front of the property, floor and wall tiling and one centre light piece.

| BEDROOM 3

2.57m x 2.28m (8'4" x 7'4")

This room has laminate timber flooring, one centre light piece, one window overlooking the rear of the property, neutral décor and storage heating.



| BATHROOM

1.61m x 1.59m (5'3" x 5'2")

The main bathroom has a three piece suite including a built-in shower cubicle with a Mira Vie electric shower, one centre light piece and floor and wall tiling.

| BEDROOM 4

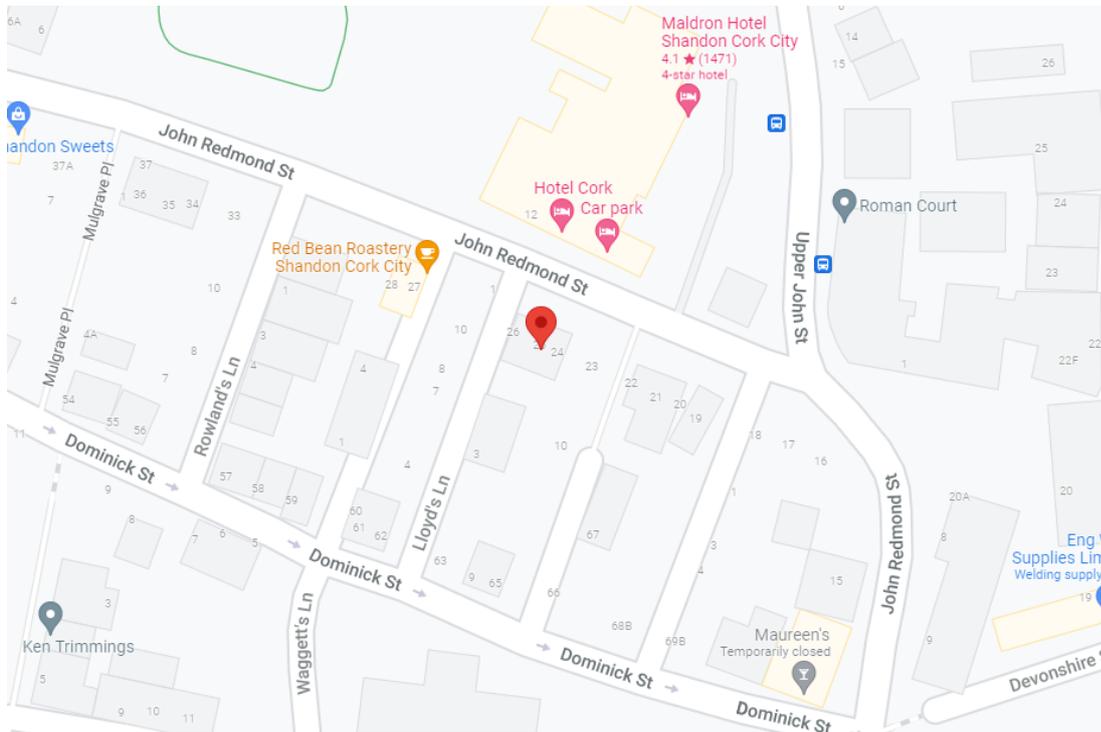
3.91m x 3.26m (12'8" x 10'6")

Situated on the top floor, this room is a fine spacious double bedroom with one dormer window overlooking the front of the property, laminate timber flooring, neutral décor and one centre light piece.



| DIRECTIONS

Please see Eircode T23 XE2C for directions.



| ALL ENQUIRIES TO:

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