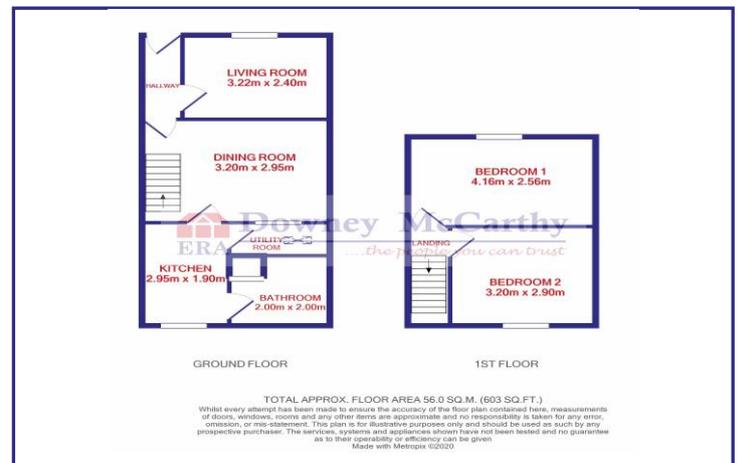


35 Hibernian Buildings, Albert Road, Cork City, Cork



ERA Downey McCarthy are delighted to present this super 2 bedroom residence within walking distance of the city centre and within easy reach of the Elysian Tower and the state of the art new developments at No. 1 Albert Quay and Navigation Square. Local large scale employers now include Tyco, Johnson Controls, Clearstream and PWC.



AMV: €165,000

PSRA Licence No. 002584

Accommodation

- Hallway 2.4m x 0.88m

A wooden door with glass insert allows access into the hallway. The glass insert in the door allows some natural light into the hallway. The hallway itself has laminate flooring, one centre light piece, coat hangers and the walls have timber paneling to the half way point and wallpaper above. A solid door with a glass insert allows access into the living room.

- Living Room 2.4m x 3.22m

The living room has one window overlooking the front of the property. The room has laminate wooden floors, four power points, one centre light fitting, an electric tiled fireplace and a storage unit next to the fireplace. The walls have timber paneling to the half way point and painted wallpaper above.



- Dining Room 2.95m x 3.2m

The dining room features include five power points, laminate wooden flooring, one centre light piece, a storage heater and a window to the rear of the room which allows natural light in. A storage area under the stairs can be accessed from this area. The walls have timber paneling to the half way point and painted wallpaper above.



- Kitchen 2.95m x 1.9m
The kitchen is an extension onto the property and comes with built-in units at eye and floor level, sink, vinyl flooring, one centre light fitting and 6 power points. Other features include an oven, hob and extractor fan. The washing machine and dishwasher are housed here and one window overlooks the rear of the property. The hot press is also located in the kitchen area as well as a small electric storage heater. A utility area is accessed off the kitchen.



- Utility Area 0.8m x 2.1m
The utility area has glass overhead which allows for the area to be filled with natural daylight. The utility has two power points, drier and lino flooring.
- Bathroom 2.0m x 2.0m
The bathroom has tile flooring, one w.c, wash hand basin with vanity mirror overhead, shelving and a shower cubicle with an Mira Sport electric shower fitted. A frosted window looks into an open area at the rear of the property.
- Stairs
The stairs and landing have carpet flooring and one centre light piece. Solid doors lead into both rooms.
- Bedroom 1 2.56m x 4.16m
The main bedroom has one window overlooking the front of the property. The bedroom has a laminate wooden floor, one centre light piece, an electric storage heater, built-in wardrobe and six power points.



- Bedroom 2

This bedroom has one window overlooking the rear of the property. Features include a laminate wooden floor, an electric storage heater, one centre light fitting, built-in units and four power points.



Features

- 56 Sq. M / 603 Sq. Ft
- Within walking distance of Cork city centre, Elysian Tower & No.1 Albert Quay
- Located on the 202 bus route
- Ideal investment opportunity and first time buy
- Kitchen extension
- Being sold fully furnished and well equipped
- Parking on the street and residents permit available
- Potential to create a wonderful townhouse
- Freehold title

Directions

Please see Eircode T12 DF1H for directions.



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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.



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