

23 Easons Hill, Off Roman Street, Shandon, Cork City

BER E2



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented, modern 3 bedroom Townhouse offering city centre living at its best with an ultra convenient location only 10 minutes walk from Patrick Street whilst also being positioned on a quiet pedestrian lane.



AMV: €195,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 5.9m x 0.91m
- Living Area 2.37m x 4.96m

A PVC door allows access into the reception hallway. The hallway has one centre light fitting, one radiator, tile flooring and under stair storage.

The living area has one window overlooking the front of the property. The area has tile flooring, one centre light piece, three power points and a ornate fireplace. An open arch allows access into the kitchen.



- Kitchen 2.97m x 3.8m

The kitchen has built-in units at eye and floor level with an extensive worktop counter and tile splash back. Features include a stainless steel sink, space for an oven, hob, extractor fan, four power points, and one window looks into the utility room. A door allows access into the utility room.



- Bathroom 2.2m x 1.8m

The bathroom has a three piece suite, tile flooring and tiling from floor to ceiling. A Mira Sport electric shower head is fitted over the bath and a velux window allows in natural light. Features include one radiator, one light fitting and feature glass shelving.

- Utility Room 2.16m x 3.3m

The utility room has an extensive worktop area and space for a washing machine and drier. Features include tile flooring, one radiator, three power points and two light fittings. One window overlooks the

back of the property and a PVC door allows access to the rear yard.

- Stairs and landing 2.64m x 1.6m

The stairs and landing have carpet flooring fully throughout. The landing has one window with a blind overlooking the rear of the property.

- Bedroom 1 2.3m x 4.1m

The main bedroom has one window overlooking the rear of the property. This room has vinyl flooring, one radiator, one light fitting and three power points.



- Bedroom 2 3.1m x 2.9m

A double bedroom has one window overlooking the front of the property. The room has one radiator, one centre light piece, vinyl flooring, one power point and an ornate fireplace.



- Bedroom 3 2.0m x 3.2m

A double room has one window overlooking the front of the property. Features include one radiator, one light fitting, vinyl flooring and one power point.




Features

- 82 Sq.M / 883 Sq.Ft
- BER E2
- Built Approx. 1900
- Excellent rental income of €1564 from 01/10/2020
- Gas fired central heating
- Excellently presented property which has been renovated in recent years
- Modern fitted kitchen
- Double glazed PVC windows

Directions

Please see Eircode T23K7YY for directions.

	<p>Garry O'Donnell 60 South Mall, Cork 087 7522244 garry@eracork.ie</p>
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