



Downey McCarthy

...the people you can trust

183 Blarney Street, Cork City



ERA Downey McCarthy are delighted to launch to the market this deceptively spacious four bedroom terraced property which benefits from its superb position close to Cork city centre and local amenities. This is a popular and convenient location, and the property also enjoys a beautiful, south facing back garden. The property is close to Apple Headquarters, Mercy University Hospital and UCC.



AMV: €225,000



60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Approx. 126 Sq. M / 1,356 Sq. Ft
- Original house was built in 1823
- House was modernised and extended in 1982
- BER F
- Four spacious bedrooms
- Superb spacious south facing rear garden which is fully enclosed
- Excellent location
- Immense potential
- Walking distance to Cork City Centre
- Close to all amenities such as schools, pharmacy and shops etc.
- Accessible to Apple Headquarters, Mercy University Hospital & UCC
- Ideal first time buy/investment opportunity

| RECEPTION HALLWAY

7.11m x 0.86m (23'3" x 2'8")

The main reception hallway has a small tiled landing area which leads on to newly carpeted flooring, one centre light piece and power points.

| LIVING ROOM

5.3m x 4.1m (17'3" x 13'4")

This spacious living room two windows to the front of the property including curtain rail and blinds which allows extensive natural light to flood the area. The room has carpet flooring, ample power points, one radiator, one centre light piece and a feature stone fireplace with built-in shelving units to either side.



| KITCHEN/DINING

4.34m x 5.3m (14'2" x 17'3")

The kitchen/dining area has one large window to the rear of the property, laminate flooring, two light pieces, one large radiator, access to under stair storage and ample power points. The kitchen featured fitted units at eye and floor level with worktop counter and tiled splashback, space for a dishwasher, space for an oven and space for a washing machine. Doors from this room allow access to both the guest w.c and the rear hall respectively.



| GUEST W.C

1.7m x 0.99m (5'5" x 3'2")

The guest w.c features a two piece suite, laminate flooring, one centre light piece and one window to the rear of the property.

| REAR HALL

0.9m x 1.25m (2'9" x 4'1")

The rear hall has timber flooring, timber panelled walls and allows access to the rear garden.

| STAIRS AND LANDING

1.85m x 5.42m (6'0" x 17'7")

The stairs and landing has carpet flooring throughout. The landing area has three light pieces, a Skylight window and access to the hot press which is ideal for storage space.

| BEDROOM 1

3.46m x 2.71m (11'3" x 8'8")

This spacious double bedroom has one window to the rear of the property, newly fitted carpet flooring, one centre light piece, two power points and one radiator.



| BEDROOM 2

3.46m x 2.68m (11'3" x 8'7")

This generous sized double bedroom has one window to the rear of the property, newly fitted carpet flooring, one centre light piece, one radiator and built-in wardrobe units.



| BEDROOM 3

3.7m x 2.8m (12'1" x 9'1")

This spacious bedroom has one window to the front of the property, newly fitted carpet flooring, one centre light piece, one radiator, two power points and built-in wardrobe units.



| BEDROOM 4

3.72m x 2.5m (12'2" x 8'2")

This double bedroom has one window to the front of the property, newly fitted carpet flooring, one centre light piece, one radiator and built-in wardrobe units.



| BATHROOM

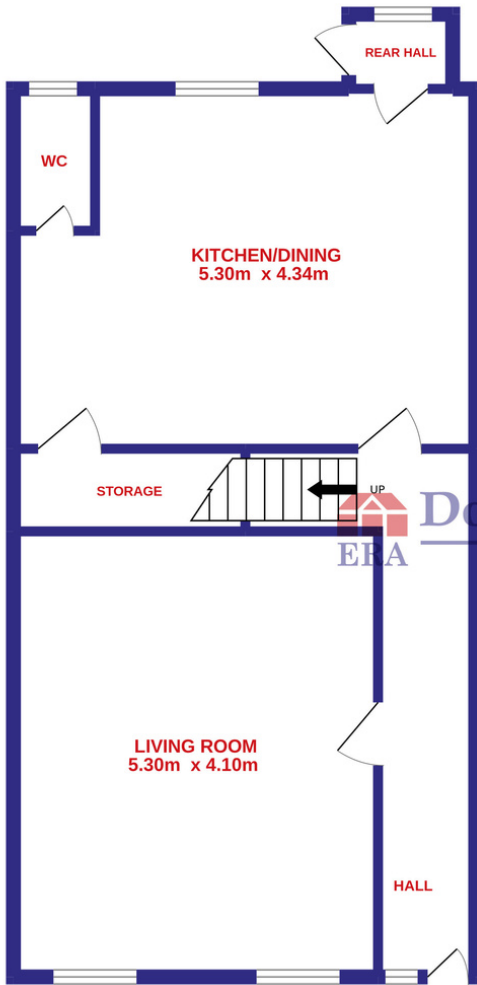
1.82m x 2.6m (5'9" x 8'5")

The main family bathroom features a three piece suite, floor and wall tiling, one centre light piece, one Skylight window and one radiator.

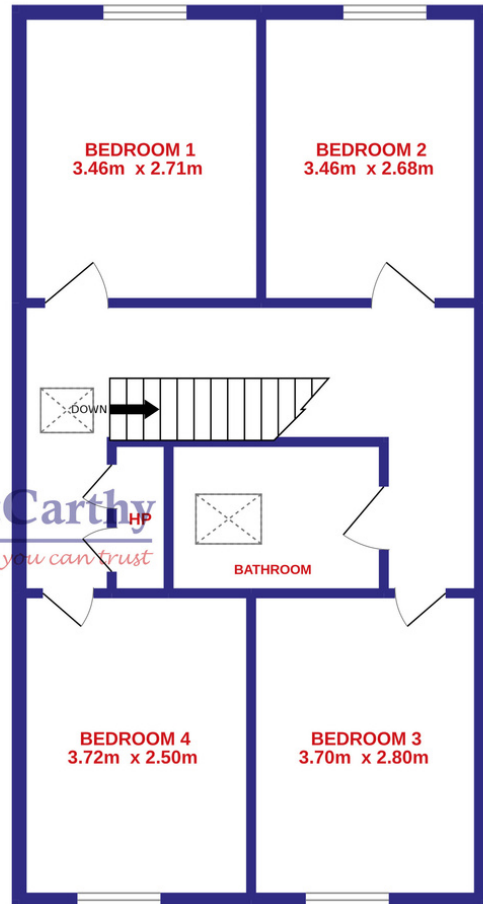


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 126.0 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.
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| DIRECTIONS

Please see Eircode T23 W6W8 for directions.



| ALL ENQUIRIES TO:

Michael Downey B.Comm, MIPAV, QFA
087 7777117
michael@eracork.ie

Caroline Downey BA, MSc, MIPAV MMCEPI
083 0255433
caroline@eracork.ie



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