

## 89 White Oak Mews, Wilton, Cork



ERA Downey McCarthy Auctioneers are pleased to present to the market this two bedroom terraced property, which occupies a convenient location close to all amenities including shopping centres, restaurants, public transport, MTU, UCC, CUH, CUMH and more.



**AMV: €195,000**

**BER E1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 46.5 Sq. M. / 501 Sq. Ft.
- Built in 1980
- BER E1
- Two bedrooms
- Off street parking
- Located close to the N40 road network, CUH, CUMH, MTU, UCC, Wilton Shopping Centre
- Located on the bus route to Cork city centre
- Rental income potential of €1,479 per month

## | RECEPTION HALLWAY

3.4m x 1m (11'1" x 3'2")

The main reception hallway has carpet flooring, one centre light fitting, one wall-mounted storage heater and access to a storage closet. A door allows access to the ground floor shower room.



## | SHOWER ROOM

3.25m x 0.84m (10'6" x 2'7")

The shower room features a three piece suite including a shower cubicle incorporating a Mira Elite electric shower, one window to the front of the property, one centre light fitting, one wall-mounted electric air heater, floor and wall tiling.





## | OPEN PLAN KITCHEN/DINING/LIVING

4.62m x 3.4m (15'1" x 11'1")

This open plan room has two light fittings, one window to the front of the property, tile flooring, one wall-mounted electric storage heater, a fireplace, access to a storage closet and access to the hot press. The kitchen has fitted units at eye and floor level, a stainless steel sink, plumbing for a washing machine.



## | STAIRS AND LANDING

The stairs and landing have carpet flooring throughout. The landing has neutral décor allows access to two bedrooms on the first floor.



## | **BEDROOM 1**

4.3m x 2.34m (14'1" x 7'6")

This bedroom has one large window to the front, one wall-mounted electric heater, one radiator, one centre light fitting, carpet flooring and a double built-in wardrobe.



## | **BEDROOM 2**

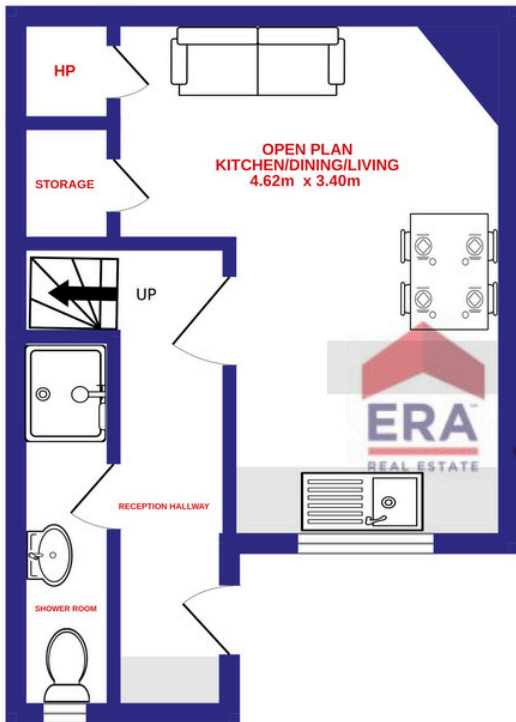
3.66m x 1.91m (12'0" x 6'2")

This bedroom has one window to the front, one wall-mounted electric heater, one radiator, one centre light fitting, carpet flooring and a built-in wardrobe.

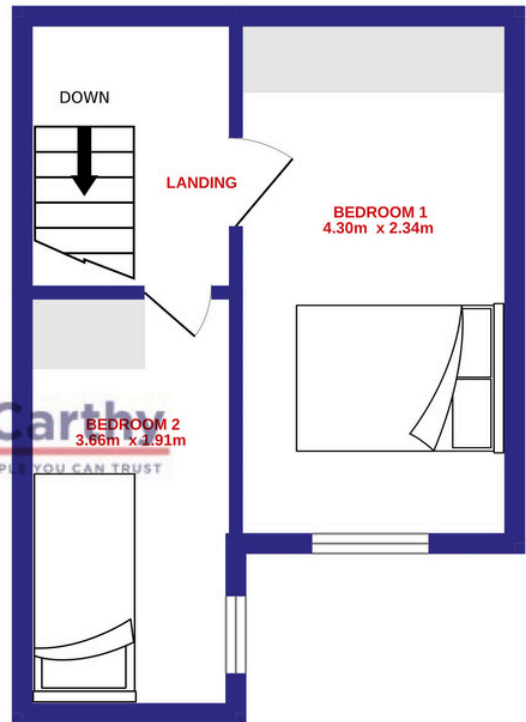


# | FLOOR PLAN

GROUND FLOOR

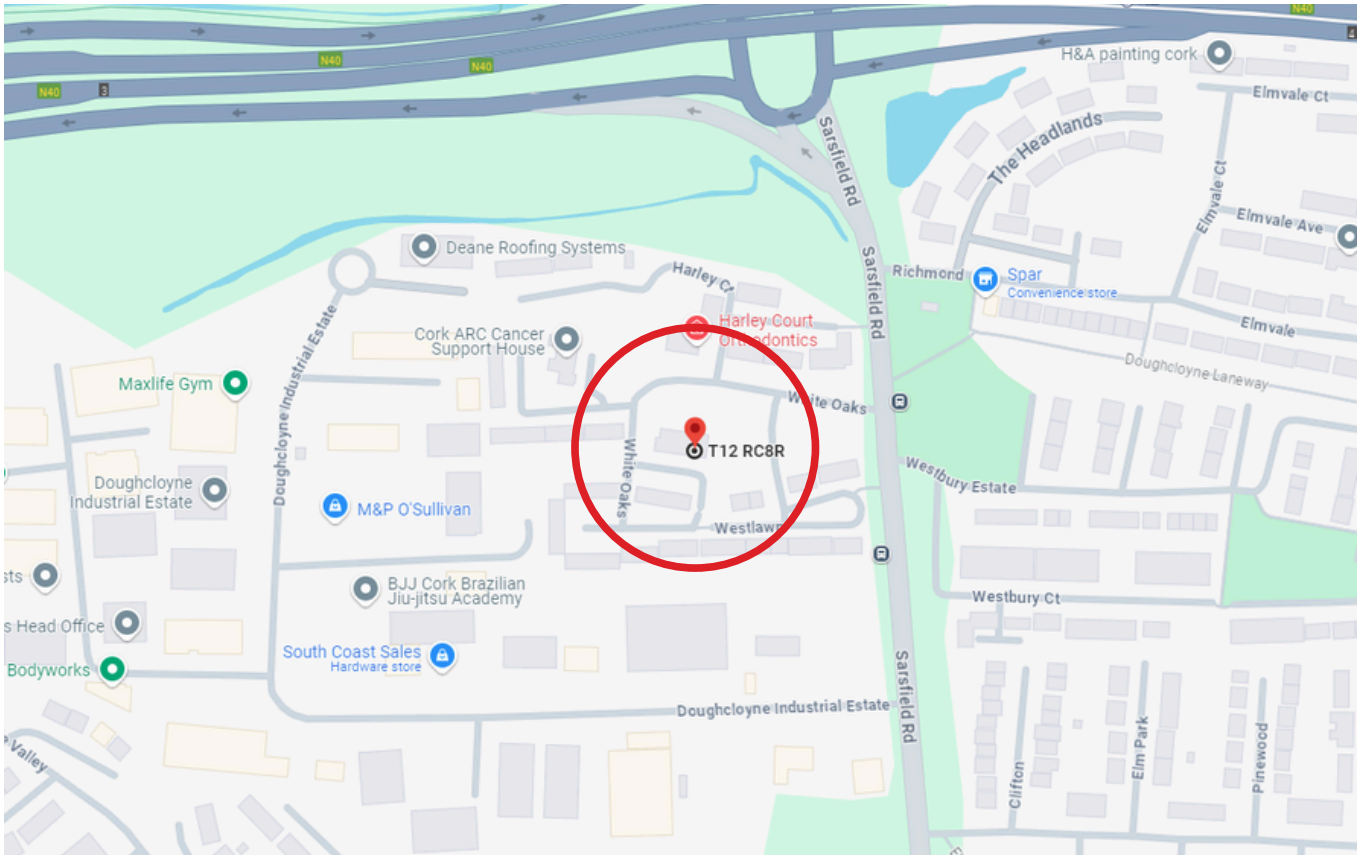


1ST FLOOR



## | DIRECTIONS

Please see Eircode T12 RC8R for directions.



## | ALL ENQUIRIES TO:

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### Solicitor Details:

John Quirke, John M. Quirke & Co. Solicitors, Kilcronan, Whitechurch, Co. Cork

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