

16 Chapel Street, Shandon, Cork City



ERA Downey McCarthy are delighted to present to the market this charming olde world style, three storey, two bedroom townhouse which is ideally situated in the historic area of Shandon, Cork. This property benefits from its position close to all the amenities of the city centre. Viewing comes highly recommended.

Accommodation consists of open plan kitchen/dining/living area, rear hall and guest w.c on the ground floor. On the first floor the property has a large landing area and a double bedroom. On the second floor there is another spacious double bedroom and the main bathroom.

AMV: €195,000



60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 60 Sq. M. / 646 Sq. Ft.
- Built in the 1890's approx.
- Fully renovated in the last few years
- New roof and new dormer window
- Original features
- 1930's angle poised lamps
- Pulley maid draining board in kitchen
- Reclaimed brick splash back
- Kilkenny limestone tiled floor downstairs
- BER F
- Restored sash windows throughout
- Two large double bedrooms
- Maintenance free rear courtyard which is now fully enclosed
- Sought after location
- Close to all amenities including shops, schools, pharmacy, restaurants, pubs, cafes
- 5 minutes' walk to Cork city centre
- On street parking
- On the 202 bus route

| OPEN PLAN

KITCHEN/DINING/LIVING

5.75m x 3.31m (18'8" x 10'8")

The front door allows access into the open plan kitchen/dining/living area. Throughout the room there is original Kilkenny limestone tiled floor, a sash window overlooks the front of the property, an open fireplace with solid fuel burning stove insert, neutral décor and ample power points. The kitchen area includes an oven/hob/extractor fan, original Belfast sink, bespoke kitchen tap, reclaimed tile effect - brick splash back, pulley maid draining board fitted, plumbing for a washing machine, some storage units and space for a fridge freezer. Steps lead up to a doorway, leading you through to the rear hall and w.c.



| REAR HALL

2.02m x 1.28m (6'6" x 4'1")

The hall has tile flooring, a frosted roof window and a door to the w.c.

| W.C

1.59m x 1.28m (5'2" x 4'1")

Guest wc, tile flooring and one frosted roof window.

| FIRST FLOOR STAIRS AND LANDING

2.55m x 3.43m (8'3" x 11'2")

The stairs to the first floor has carpet flooring. The landing area has original timber flooring, one light fitting, neutral décor, one window overlooking the main bedroom and an access hatch to storage space under the stairs.



| BEDROOM 1

3.14m x 3.35m (10'3" x 10'9")

This spacious double bedroom has two sash windows overlooking the front of the property, original timber flooring, in built book shelf, neutral décor, one electric heater and power points.



| SECOND FLOOR STAIRS AND LANDING

2.5m x 0.85m (8'2" x 2'7")

The stairs to the second floor has carpet flooring. The landing has one Velux window and original timber flooring.

| BEDROOM 2

3.03m x 3.31m (9'9" x 10'8")

Another double bedroom features original timber flooring, attractive colour palette, fireplace, one window to the front of the property, one electric heater and power point.



| BATHROOM

2.22m x 2.15m (7'2" x 7'0")

The main bathroom features a three piece suite including a large 'walk in' shower cubicle incorporating a Mira Sport electric shower, floor and wall tiling, one large window to the rear, a towel rail, neutral décor and some fitted storage units.

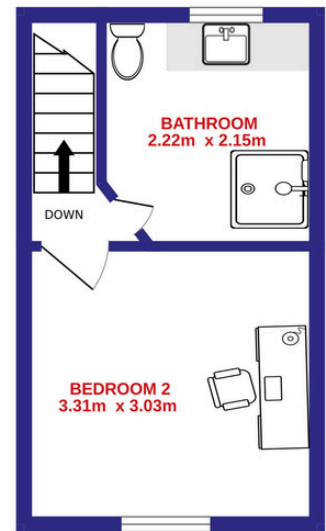
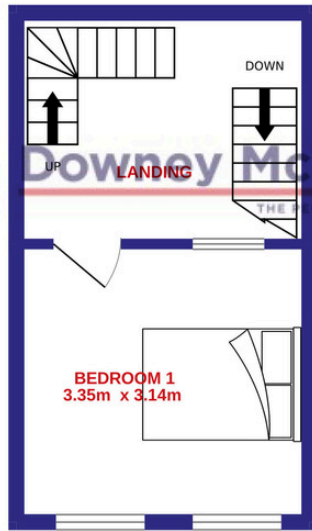
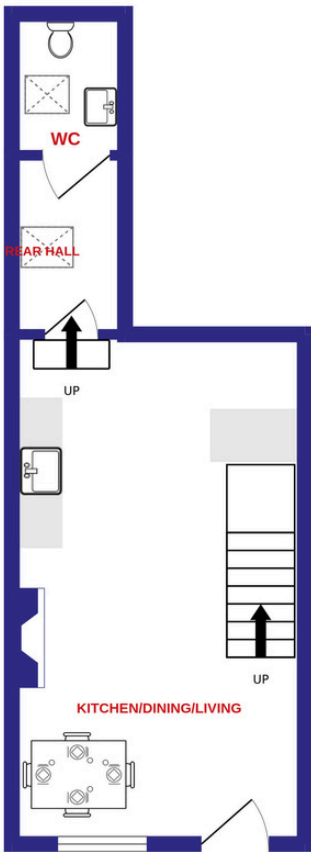


| FLOOR PLAN

GROUND FLOOR

1ST FLOOR

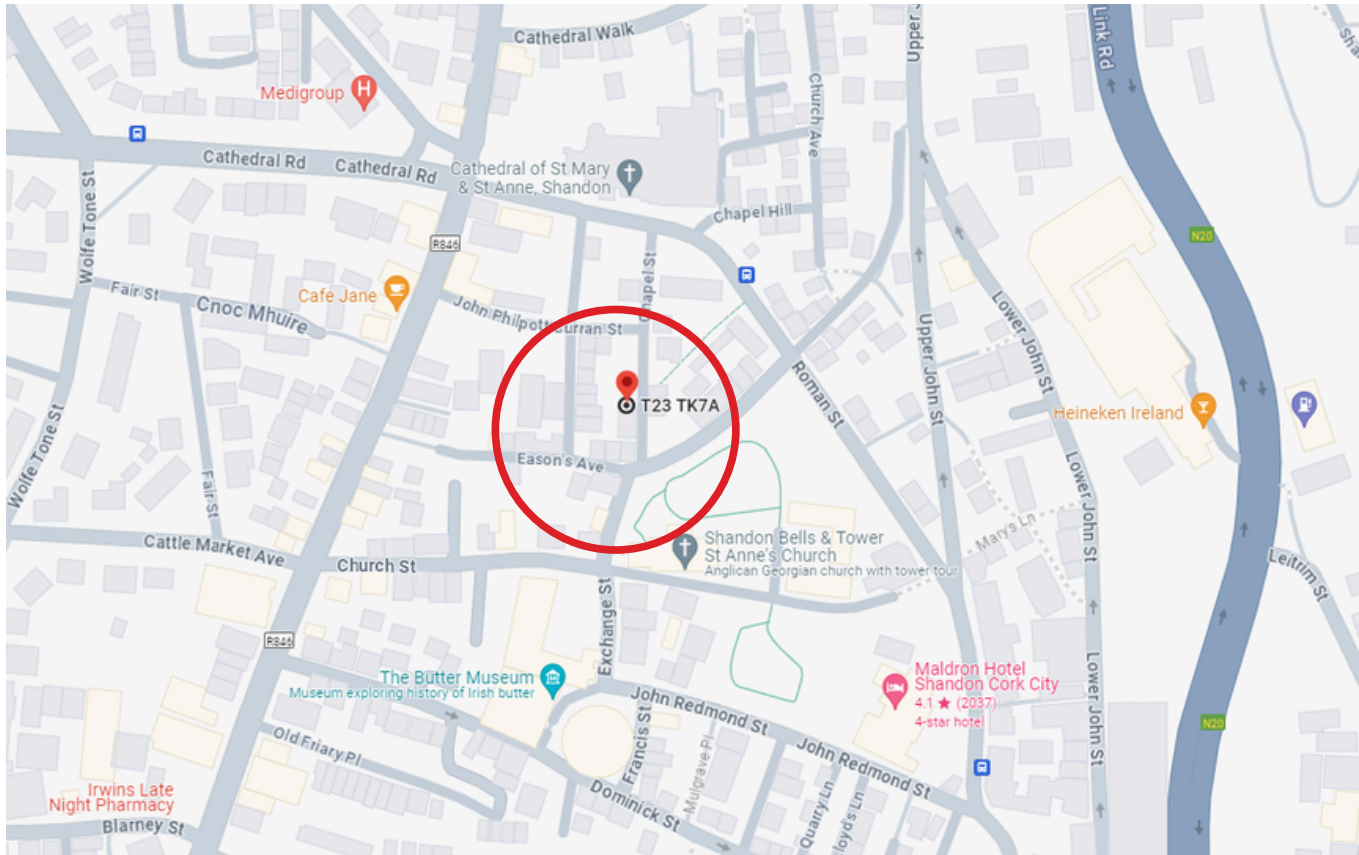
2ND FLOOR



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 TK7A for directions.



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