

## 4 St James Place, St Lukes, Cork.



ERA Downey McCarthy are delighted to bring to the market this 3 bedroom mid-terrace house with off-street parking and separate lock-up shed. Though requiring modernisation this property occupies a superb central location within convenient walking distance of all city centre amenities.



€175,000

PSRA Licence No. 002584

## Accommodation

- Hallway 6.35m x 1.44m

The hallway has one centre light piece, one radiator, timber-effect wall paneling, carpet floor tiles and under stair storage.



- Living Room 4.03m x 3.34m

The living room has one centre light fitting, one window overlooking the front of the property, cast-iron fireplace with gas insert, one radiator, carpet floor covering and two power points.



- Dining Room 3.44m x 2.94m

The dining room has one centre light fitting, one window overlooking the rear of the property and one radiator. The fireplace has a tile surround with a gas insert. Other features include a fitted storage units, carpet floor covering and four power points.



- Kitchen 1.86m x 1.49m

The kitchen has one centre light fitting, one window overlooking the rear yard, timber wall paneling, stainless steel sink, linoleum floor covering and three power points.



- Bathroom 1.88m x 1.72m

The bathroom has one centre light fitting, one wall light, a window and door to the rear yard, W.C, wash hand basin, electric shower (Triton T80i), linoleum floor covering and one electric wall mounted heater.

- First floor landing 2.85m x 1.7m

The landing has one centre light fitting, a hot press with an electric immersion, carpet floor covering and attic access.

- Bedroom 1 3.5m x 2.92m

The bedroom has one centre light fitting, one window overlooking the rear of the property, a closed fireplace, one radiator, carpet floor covering and two power points.



- Bedroom 2 3.08m x 3.38m

One centre light fitting, one window overlooking the front of the property, a closed fireplace, one radiator, two power points and a carpet floor covering.

- Bedroom 3 3.4m x 2.14m



The bedroom has one centre light fitting, one window to the front of the property, one radiator, two power points and a carpet floor covering.

## Features

- Gross internal floor area 73.82 m<sup>2</sup> / 795 ft<sup>2</sup>
- Gas fired central heating
- Off street parking
- Lock-up shed
- Central location

## Directions

Please see Eircode T23 V0NK for directions.

Sean McCarthy  
60 South Mall, Cork  
086 8385768  
sean@eracork.ie

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.



€175,000

PSRA Licence No. 002584