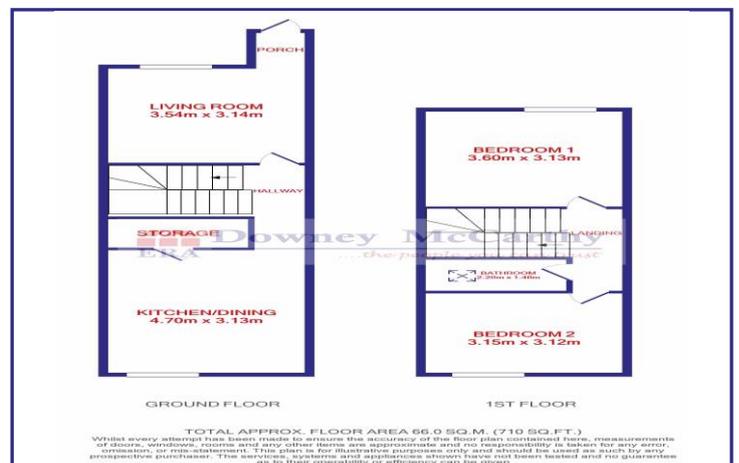


## 3 Washington Court, Off Anne Street, Cork City



ERA Downey McCarthy are delighted to present this super 2-bedroom townhouse within a private, gated development just off Washington Street and within easy walking distance of the city centre and UCC. This cosy and comfortable terraced property is in good condition to be lived in or let out immediately and as such it's a genuine catch for investors, first-time buyers or owner-occupiers.



AMV: €200,000

PSRA Licence No. 002584

## Accommodation

- Entrance Hallway 1.2m x 1.1m
- Living Room 3.14m x 3.54m

A teak and glass panel doors allows access into the entrance hallway. The entrance hallway has one centre light fitting, an ESB service board and carpet flooring. A solid door leads into the living room.

The living room has a fireplace with an open fire, one window overlooking the front of the property, one radiator, one telephone point, an intercom for the complex's security gate and carpet flooring. A solid door leads back to the stairwell and to the kitchen/dining room.



- Back Hallway
- Kitchen/Dining 3.13m x 4.7m

This hallway houses the stairwell which provides access to the first floor. The alarm panel is also fixed here.

A fine spacious kitchen/dining with ample space for an electric oven, fridge freezer, washing machine, drier and dishwasher. The kitchen has an extensive worktop counter with tile splash back and a stainless steel sink neatly positioned under the window which overlooks the rear of the property. Features include a gas boiler neatly positioned in the corner of the room, tile flooring, a fluorescent light fitting, under stairs storage, and the hot press is also located in this room.



- Stairs and landing

The stairs are fully carpeted throughout and a small window allows in natural light. The landing has one centre light fitting, a smoke detector and a laminate wooden floor. Solid doors lead into all rooms.

- Bedroom 1                      3.13m x 3.6m

A double bedroom with one window overlooking the front of the property fitted with net curtains and curtain rail. Features include carpet flooring, built-in wardrobe, one radiator and two double power points.



- Bedroom 2                      3.12m x 3.15m

This double room has one window with a curtain rail and curtain overlooks the rear of the property. Features include one radiator, one centre light

fitting, built-in bedroom wardrobe, laminate wooden floor and two double power points.



- Main Bathroom 1.46m x 2.15m

The bathroom has fully tiled walls and floors and a spacious shower cubicle with a Mira Sport electric shower and a small window provides natural light. Features include a wash hand basin, one W.C, one radiator, a globe light fitting and a extractor fan.

## Features

- 66 Sq.M / 710 Sq.Ft. Approx.
- Built in 1992
- Within walking distance of the city centre
- Close proximity to UCC
- Potential to create a wonderful townhouse
- Natural Gas Central Heating
- Own Management company - fees €1,000 p.a.
- Rental potential of €1,400 per month
- Private Parking Space

## Directions

Please see Eircode T12 D79H for directions.



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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.



€200,000

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