

48 Blarney Street, Cork City **BER E2**



ERA Downey McCarthy are pleased to launch to the market this semi-detached, two bedroom property which benefits from its superb position close to Cork city centre and all local amenities. This is a popular and convenient location, and the property enjoys a beautiful, south facing back yard which has great potential for an outdoor patio area. The property is also close to Shandon Street, Mercy University Hospital and UCC.



AMV: €145,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 6.97m x 0.95m

This is a spacious area with a glass panel door in the centre which splits the hallway in two, and access to the back and the stairwell is at the rear of the property. The hallway has one light fitting, one radiator, one ESB service board and meter, one smoke detector, and coat hooks. A brown flush panel door leads to the living room.

- Living Room 3.52m x 3.02m

A spacious room with one window overlooking the street to the front of the property. There is a fitted blind, a natural gas fitted fireplace with marble tiling, one centre light fitting, one radiator, a newly fitted natural gas boiler and laminate wooden flooring. An open doorway gives access to the kitchen/dining area.



- Kitchen/Dining Area 3.24m x 3.48m

This is a spacious kitchen/dining area with a window which overlooks the back garden. There is a stainless steel sink, plumbing for a washing machine, space for an electric cooker, condenser dryer and for a fridge freezer. This area has shelving, a centre light fitting, timber panelling on one section of the ceiling and laminate wooden flooring.



- Stairs and landing 3.06m x 3.48m

This is an open landing area with one window which overlooks the rear of the property on the turn of the stairs. A Velux window at the top of the stairs allows for bright, natural daylight to fill the area. A partition wall with an open doorway allows for access to another room, which could be ideal for use as an office or study space. The landing also houses a hot press with a fitted immersion and shelving, and a window overlooking the back of the property. Flush panel doors allow for access to the main bedroom and the bathroom.

- Bedroom 1 4.61m x 3.53m

This is a spacious double room with a window overlooking the front of the property. There is a recessed area for storage, one centre light fitting, one radiator, laminate wooden flooring and three power points.



- Bathroom 1.02m x 3.04m

The bathroom has fully tiled walls and flooring, a fitted shower cubicle, one w.c, one wash hand basin, an extractor fan, one light fitting, vinyl flooring and one window.

- Converted Attic/Bedroom 2 4.59m x 3.43m

The converted attic space has a Velux window which fills the room with natural daylight. This is a spacious area, with plenty of room for a double bed and a desk and it could easily be used as a second bedroom. There are four power points, one radiator, and laminate wooden flooring.



Features

- 75 Sq. M / 807 Sq. Ft Approx.
- BER E2
- Superb south facing rear yard
- Panoramic city views
- Great converted attic
- Excellent Location
- Immense Potential
- Walking distance to Cork City Centre
- Close to all amenities such as schools, pharmacy and shops etc.
- Natural Gas Central Heating
- Accessible to Mercy University Hospital & UCC
- Ideal first time buy/investment opportunity
- Adjacent to Blarney Street National School

Directions

Please see Eircode T23 P21R for directions.



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