

1 Vicars Road, Togher, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superbly located, three bedroom end of terrace property situated on Vicars Road, Togher. While in need of renovation, this lovely home benefits from a south facing rear garden and a great location close to schools, shops, supermarkets, The Lough and CUH, as well as being within walking distance of Cork city centre.

Accommodation consists of a reception hallway, living room, kitchen/dining area, rear hall, and main family bathroom on the ground floor. Upstairs the property offers three bedrooms.

AMV: €225,000



60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Ideally located home with superb potential
- In need of full renovation
- Approx. 66.49 Sq. M / 716 Sq. Ft.
- Built in the 1960's
- BER G
- Solid fuel central heating, back boiler
- Three bedrooms upstairs
- Fully enclosed south facing garden
- The property is vacant 3 years so it will qualify for Vacant House Grants
- Great location close to schools, shops, supermarkets, The Lough, CUH
- Easy access to the N40 South Link Road network and Cork city centre

| RECEPTION HALLWAY

5.05m x 1.01m (16'5" x 3'3")

A solid PVC teak finish door with frosted glass panelling allows access to the reception hallway. The area has tiled flooring, one centre light fitting, access to the electrical service board, and solid doors lead to all rooms.



| LIVING ROOM

3.67m x 3.92m (12'0" x 12'8")

The living room has two windows to the front of the property, an open fireplace, plenty of space for a suite of furniture, and one centre light fitting.



| KITCHEN

3.7m x 1.92m (12'1" x 6'2")

The kitchen has a frosted window to the rear of the property, one centre light fitting, and tile flooring.



| BATHROOM

1.81m x 1.88m (5'9" x 6'1")

Located on the ground floor, the bathroom features a three piece suite including a built-in shower cubicle incorporating an electric shower, floor and wall tiling, frosted window to the rear of the property, and a centre light fitting.



| REAR HALL

1.04m x 0.98m (3'4" x 3'2")

The rear hall has a door allowing access to the garden.

| STAIRS AND LANDING

1.94m x 2.39m (6'3" x 7'8")

The landing has original timber flooring, one centre light fitting, and solid doors lead to all rooms.



| BEDROOM 1

2.83m x 5.06m (9'2" x 16'6")

This spacious double bedroom has three windows overlooking the rear of the property, original timber flooring, and a centre light fitting.



| BEDROOM 2

3.86m x 2.6m (12'6" x 8'5")

This bedroom has two windows overlooking the front of the property, original timber flooring, and a centre light fitting.



| BEDROOM 3

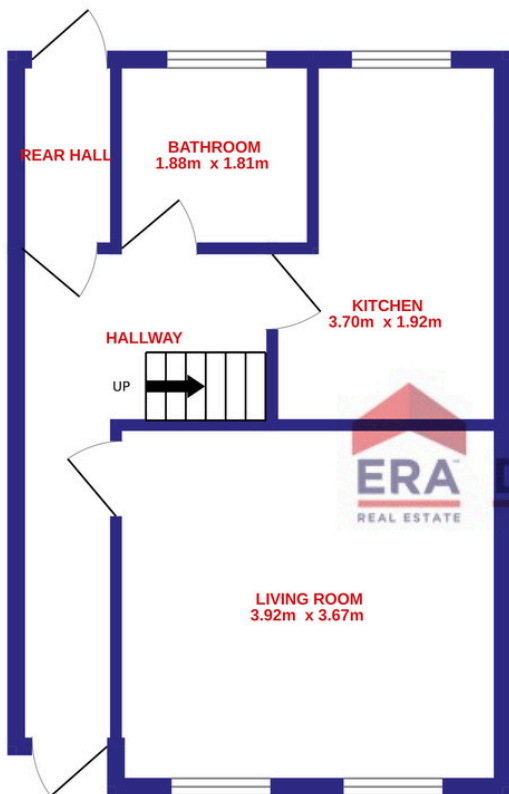
2.69m x 2.37m (8'8" x 7'7")

This bedroom has one window to the front, original timber flooring, and one centre light fitting.

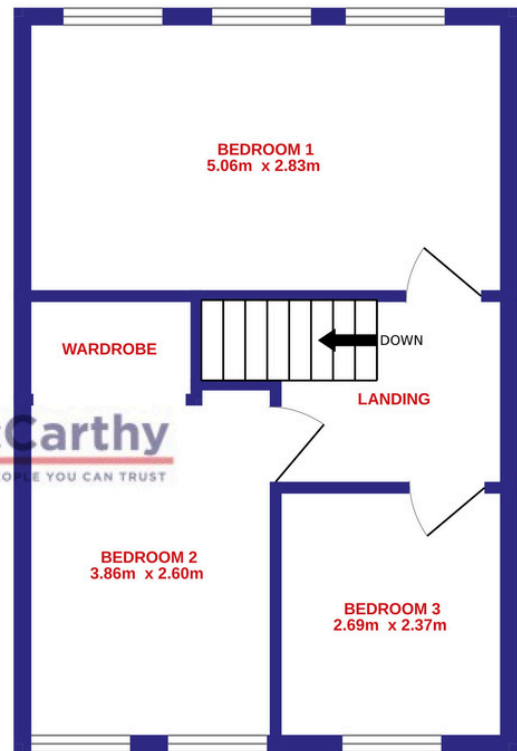


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR



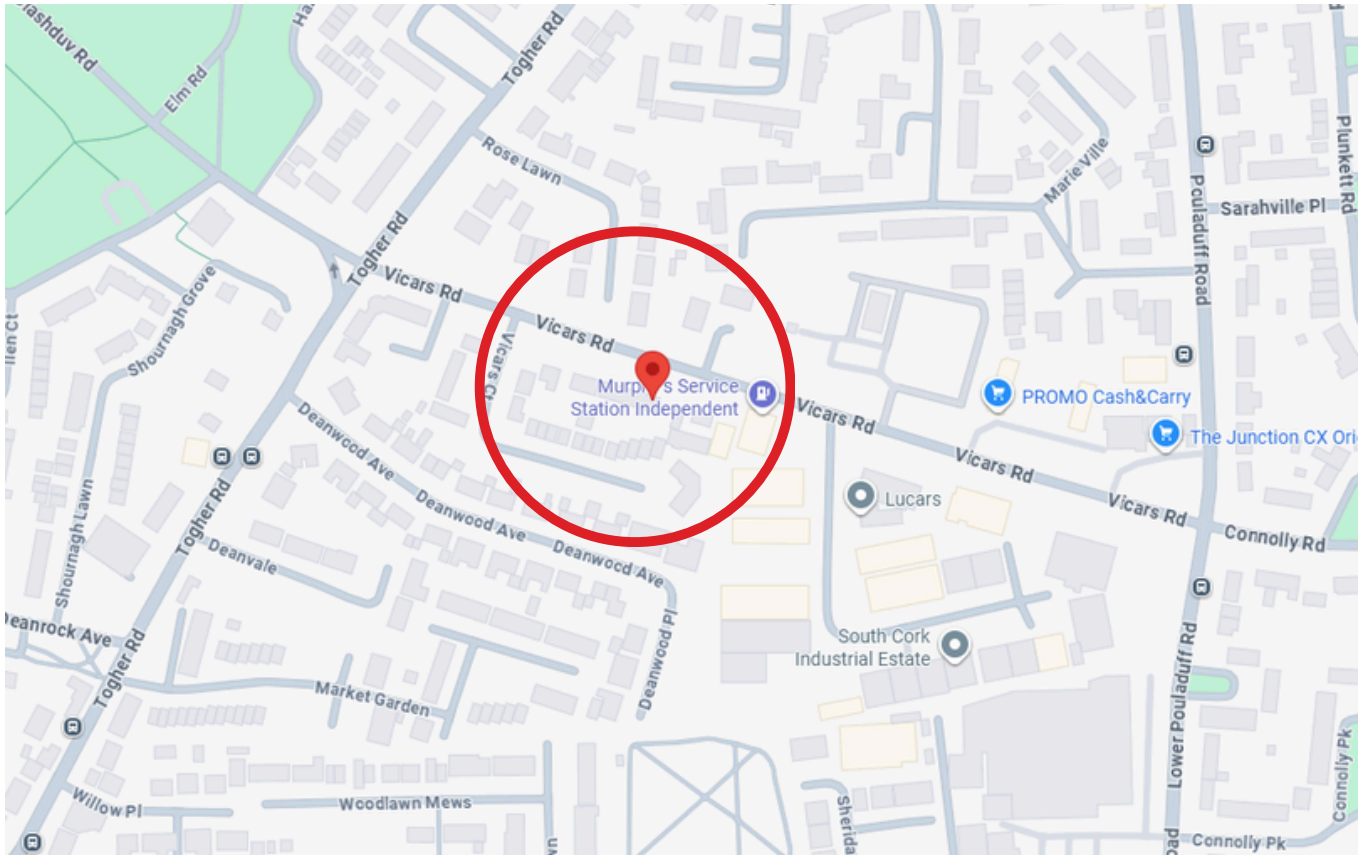
The front of the property is fully enclosed with timber fencing and mature hedging. There is a garden area which is laid to lawn, and a concrete path leads you to the front door.

There is side access which leads to the rear of the property.

The rear of the property has a patio area, and a concrete shed for storage. The south facing garden, which is laid to lawn, is fully enclosed on all sides with mature hedging and timber fencing.

| DIRECTIONS

Please see Eircode T12 T6XV for directions.



| ALL ENQUIRIES TO:



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