

33 Tyrone Place, Tower Street, Cork City **BER D1**



ERA Downey McCarthy Auctioneers are delighted to launch to the market this very well presented and newly renovated two bedroom town house positioned in a popular residential location close to the heart of Cork City centre. This is a truly turn key unit with tasteful modern finishes which are sure to please all viewers.



AMV: €190,000

PSRA Licence No. 002584

Accommodation

- Open Plan Living/Dining

5.18m x 3.82m

A teak door with glass paneling allows access to an open plan living/dining room. This super area has one window to the front of the property, attractive décor, plenty of space for a dining table, an open plan cloak room, one centre light fitting, an open attractive fire place with a brick surround. one large radiator, ample power points and one tv point.



- Kitchen

2.72m x 2.24m

A galley style kitchen with modern fitted units at eye and floor level with an extensive worktop counter and tile splash back. The kitchen has space for fridge/freezer, cooker, washing machine and a fitted stainless steel sink. There is one radiator,

one fluorescent light tube, four power points, vinyl flooring and tiled walls. A solid door leads into the bathroom.



- Bathroom 2.65m x 1.72m

Located off the kitchen, this stylish bathroom features a three piece suite with a showerhead fitted over the bath. The area has impressive tiled flooring, fully tiled walls and one velux window allowing in natural light, one centre light fitting, one wall mounted light fitting and integrated storage under the sink.



- Stairs and landing 2.86m x 1.56m

Stairs in the open plan living/dining allow access up to the first floor landing. The landing has timber flooring, one centre light fitting and solid doors lead into the two bedrooms.

A doorway allows access to the attic stairway, with a window placed here for natural daylight. The stairs are solid wood and have been sanded and varnished to a high quality finish.

- Bedroom 1 2.8m x 4.24m

This spacious double bedroom is located to the front of the property and has two windows that allow in extensive natural light. The room has timber flooring, neutral décor, one centre light fitting, one radiator and ample power points.



- Bedroom 2 2.93m x 2.47m
- Attic 2.69m x 3.96m


A double bedroom with one window over looking the rear. Features include one centre light fitting, power points, one radiator and timber flooring. A spacious attic which is ideal for an office/study or storage. There are six power points, recessed spot lighting into a timber paneled ceiling, one velux window which allows natural light flow through, one tv point, one telephone point, one electric radiator and a wooden floor. There is also access into the eaves of the attic.

Features

- 65 Sq. M / 700 sq. ft. including the attic
- Year built 1900
- BER D1
- Much sought after location in the heart of Cork City Centre
- Close proximity to all local amenities
- Spacious townhouse
- Ample parking on the street - residents parking permit
- PVC double glazed windows
- Natural Gas heating
- Converted attic ideal for study/storage
- Ideal location within walking distance of Cork city centre & UCC
- Two spacious double bedrooms on first floor

Directions

Please see Eircode T12 E3VP 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.



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