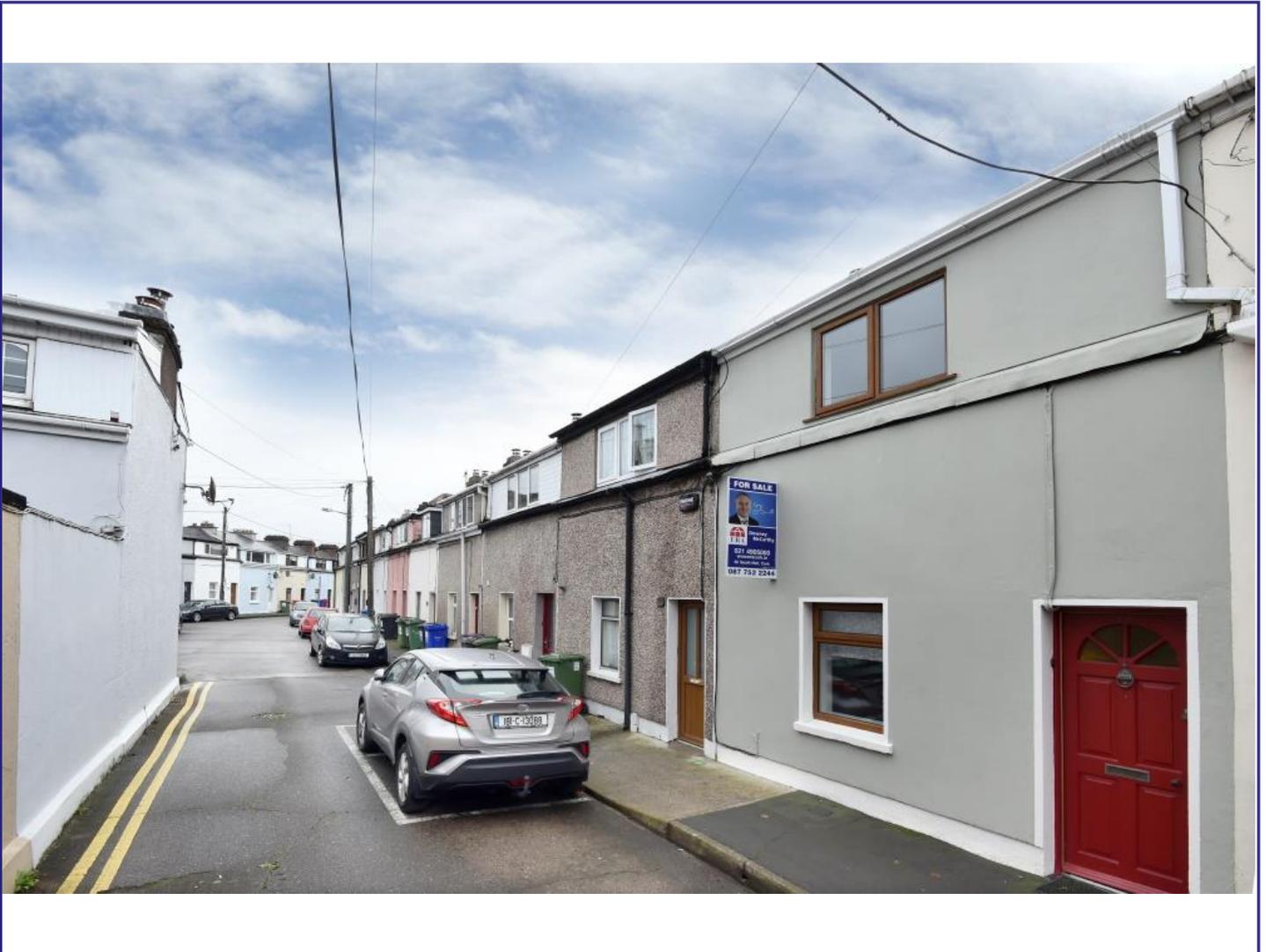


69 Hibernian Buildings, Albert Road, Cork City, Cork

BER D2



ERA Downey McCarthy Auctioneers are delighted to launch to the market this spectacularly presented, newly renovated two bedroom town house positioned in a highly desirable residential location in 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: €195,000

PSRA Licence No. 002584

Accommodation

- Living/ Dining Room 5.27m x 4.11m

A teak door with glass panelling allows access to an open plan living/dining room. This spectacular area sets the tone for the entire property featuring a bespoke Herringbone timber floor and magnificent décor. The room has one window to the front of the property with a roller blind, one centre light piece, one large radiator, four power points and two tv points.



- Kitchen 1.81m x 3.83m

An open arch from the living area allows access to the kitchen which features modern fitted units at eye and floor level in a grey colour scheme with extensive work top counter space and a tiled splash back. There is a continuation of the herringbone timber flooring through to the kitchen. Included as part of the kitchen are newly fitted integrated appliances to include a fridge/freezer, oven/hob/extractor fan and free standing washing machine and dryer. The kitchen has a stainless steel sink, two centre light pieces, one Velux window, one radiator and twelve power points. A PVC door with glass panelling allows access to an enclosed rear yard.



- Shower Room 1.2m x 1.89m

Located off the kitchen this magnificent shower room features a double corner shower incorporating a Triton T-80 electric shower. The area has impressive tiled flooring, tiling surrounding the shower and one window to the side of the property. The room has one centre light piece, wiring for a wall mounted light piece and integrated storage under the sink.

- Stairs and Landing

The stairs and landing have been fitted with carpet flooring throughout. At the top of the landing there is one centre light piece, one smoke alarm, an access hatch to the attic and a velux window faces the rear of the property and floods the area with natural light.

- Bedroom 1 2.6m x 4.11m

This spacious double bedroom is located to the front of the property and has one window. The room has carpet flooring, attractive décor, one centre light piece, one radiator and four power points.



- Bedroom 2 2.76m x 2.38m

This spacious double bedroom has one window to the rear of the property. The room has one carpet flooring, one centre light piece, attractive décor, one large radiator and four power points.



Features

- Spectacular newly renovated city centre town house
- Interior designed finish
- Approx. 53 Sq. meters/ 570 Sq. Ft.
- Bespoke Herringbone timber flooring on the ground floor
- Stylish modern fitted kitchen finished in a grey colour scheme
- Impressive newly refurbished shower room
- New carpet flooring at first floor level
- Gas Fired Central Heating
- Double glazed windows
- Enclosed south facing rear yard
- Outside of RPZ Restrictions from July 2021
- Excellent location within a 5-minute walk of Albert Quay, Navigation Square, South Mall & Penrose/Horgan's Quay
- BER D2

Directions

See Eircode T12 YX2F



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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 and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.



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