



Downey McCarthy

....the people you can trust

15 Stephen Street, Off Tower Street, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is excited to launch to the market this neatly presented two bedroom terraced property positioned in the heart of Cork city centre close to all local amenities. The property is located within a mere 10 minute walk to the Grand Parade, Oliver Plunkett Street and Patrick Street while UCC, the Lough and the Bons Secours are also within easy access. The property benefits from being fully renovated in Approx. 2006 and now offers a clean modern interior finish.



AMV: €175,000



60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 500 Sq Ft / 46.45 Sq M
- Fully renovated in 2006
- 10 minute walk to Cork city centre & 15 minutes to UCC & Bons Secours Hospital
- Double glazed windows
- Electric heating
- Enclosed rear yard
- On street parking with residents parking permit
- Top quality joinery finish
- Excellent investment opportunity
- BER G

| RECEPTION HALLWAY

1.33m x 1.8m (4'3" x 5'9")

A teak door with glass paneling allows access into the reception hallway. The area has carpet flooring, one centre light piece and the main fuse board and electricity meter are located here. A timber door with attractive stained glass centre paneling allows access from the reception hallway to the main living room/dining area.

| LIVING/DINING AREA

5.73m x 3.21m (18'7" x 10'5")

A superb spacious room has one window to the front of the property which includes a net blind, curtain rail and curtains. The room has carpet flooring throughout, recess spot lighting, extensive understairs storage, six power points, two tv points and one radiator. A timber door with an attractive stained glass paneling allows access from here to the kitchen.



| KITCHEN

1.9m x 3.21m (6'2" x 10'5")

The kitchen features units at eye and floor level with a worktop counter and tile splash back. Features include a stainless steel sink with a double drainer unit, one window to the rear of the property, vinyl floor covering, seven power points and one centre light piece incorporating three spot lights. The kitchen includes an oven, plumbing for a washing machine, an extractor hood and space for a fridge freezer. A door from the kitchen allows access to an enclosed rear yard.



| STAIRS AND LANDING

A staircase fitted with carpet flooring allows access from the kitchen to the first floor landing area. The landing has one centre light piece and one smoke alarm.

| BEDROOM 1

2.73m x 3.36m (8'9" x 11'0")

A spacious double bedroom has a velux window with an integrated blackout blind to the front of the property. The room has carpet flooring, one radiator, one centre light piece, four power points and wall mounted shelving.



| BEDROOM 2

2m x 2.33m (6'5" x 7'6")

A single room has a velux window to the rear of the property with an integrated blackout blind. Features include carpet flooring, neutral décor, one electric radiator, two power points and one wall mounted light piece incorporating two spot lights.



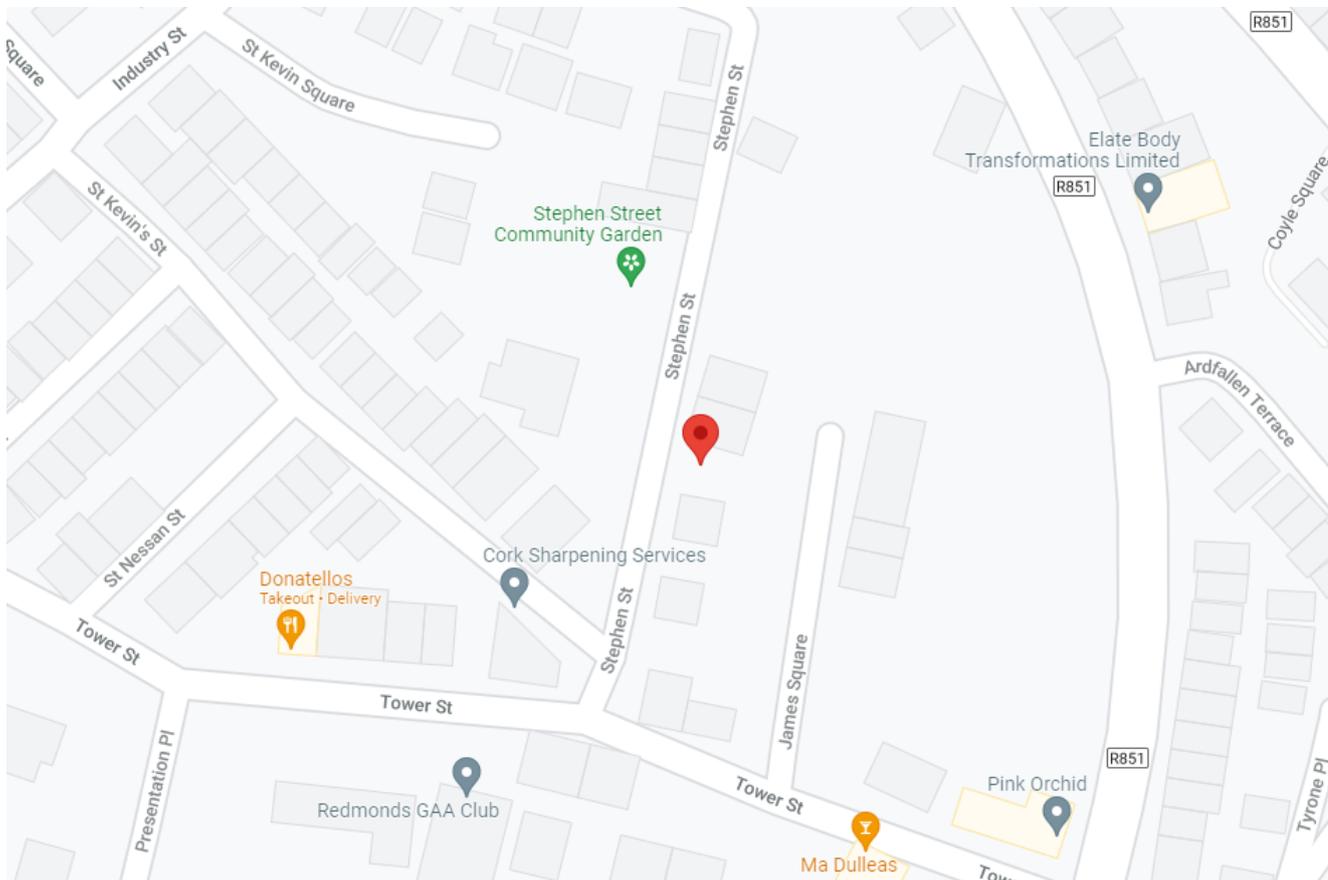
| BATHROOM

1.48m x 1.51m (4'8" x 4'9")

The bathroom features a two piece suite with a corner shower area which incorporates a Triton T80z electric shower. The room has impressive tiling from floor to ceiling, PVC panel ceiling and a vinyl floor covering. Features include one centre light piece and one wall mounted heater.

| DIRECTIONS

Please see Eircode T12 W52X for directions.



| ALL ENQUIRIES TO:

Garry O'Donnell MIPAV, MMCEPI, TRV
087 7522244
garry@eracork.ie



 **Downey McCarthy**
...the people you can trust

Disclaimer: 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.