



Downey McCarthy

...the people you can trust

14 Hardwick Street, Cork City



ERA Downey McCarthy Auctioneers are delighted to present to the market this ideal investment property in the heart of Cork City centre comprising of three no. 2 bedroom apartments. The property presents an excellent opportunity for an investor looking for a high yield return. The property benefits from its close proximity to Patrick Street which is within a 2 minute walk.

The property consists of terraced two-bay three-storey former house over raised basement as part of a terrace of six houses with adjoining houses to the east and west. It has a pitched slate roof with rendered chimneystack, rendered walls with raised render surround to the front door accessed via limestone steps.

AMV: €295,000



60 South Mall, Cork.

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PSRA No. 002584

| ACCOMMODATION IN BRIEF

Apartment 1: 38.48 Sq. M. / 414 Sq. Ft.

Living room/dining area, kitchenette, 2 bedrooms and bathroom.

Apartment 2: 50.66 Sq. M. / 545 Sq. Ft.

Living/dining/kitchen area, 2 bedrooms and bathroom.

Apartment 3: 54.09 Sq. M. / 582 Sq. Ft.

Living/dining/kitchen area, 2 bedrooms and bathroom.

| FEATURES

- Current rental income of €27, 696 p/a
- Pre '63
- Scope to extend SPP
- Total area : approx. 142 Sq. M. / 1,528 Sq. Ft.
- Built c. 1820
- BER F - G
- Gas fired central heating
- Communal rear yard area
- Three self contained apartments
- Superb investment opportunity
- Excellent location in the heart of Cork city centre

| COMMON HALLWAY

8.7m x 1.96m (28'5" x 6'4")

A teak door with glass top panelling allows access to the common hallway. The area has vinyl floor covering, under stair storage and a timber door with glass panelling allowing access to the rear yard.

| STAIRS AND LANDING

The stairwell from the ground floor communal hallway to the first floor accommodation is fitted with carpet centre thread. At the half landing there is a door allowing access to a storage area.

APARTMENT 1

Ground floor apartment consisting of an open plan living room/dining area, kitchenette, two bedrooms and bathroom - Approx. 38.48m²

| OPEN PLAN LIVING/DINING AREA

3.85m x 4.60m (28'5" x 6'4")

This room features laminate timber flooring, one window to the rear of the property, built in units at eye and floor level, covings surrounding the ceiling, one centre light piece, an open fireplace, two radiators and power points.

| KITCHENETTE

1.28m x 2.13m (4'1" x 6'9")

The kitchenette features units at eye and floor level, floor and wall tiling, one window to the side of the property, cooker and washing machine.

| BATHROOM

0.71m x 2.13m (2'3" x 6'9")

Located off the kitchenette, the bathroom features a three piece suite, one radiator and is tiled throughout.

| LOBBY

Located off the living area the lobby area offers access to the two bedrooms at the front of the property. The area has timber flooring.

| BEDROOM 1

3.9m x 3.11m (12'7" x 10'2")

This bedroom has laminate timber flooring, one window to the front of the property, one centre light piece, one radiator, a wash hand basin and wall-mounted shelving.

| BEDROOM 2

3.9m x 2.06m (12'7" x 6'7")

This double bedroom has one window to the front of the property, laminate timber flooring, one radiator and a wash hand basin.

APARTMENT 2

First floor apartment consisting of an open plan living/dining/kitchen area, two bedrooms and bathroom - Approx. 50.66m²

| HALLWAY

A timber door allows access from the communal hallway to the reception hallway of the apartment. The area has vinyl floor covering and one centre light piece. A door off the hallway allows access to the open plan kitchen/dining/living area.

| OPEN PLAN KITCHEN/DINING/LIVING AREA

3.84m x 4.60m (12'5" x 6'4")

This room has vinyl floor covering throughout, one window to the rear of the property, and one centre light piece. There are storage units fitted at eye and floor level, a stainless steel sink, washing machine, fridge, one radiator, one extractor hood and cooker. The room offers comfortable living and dining space and a door from the room allows access to the bathroom.

| BATHROOM

2.16m x 2.1m (7'0" x 6'8")

The bathroom features a four piece suite including a mains operated shower head over the bath, one window to the side of the property, one radiator, vinyl floor covering and one centre light piece.

| BEDROOM 1

4m x 3.23m (13'1" x 10'5")

A spacious double bedroom has one window to the front of the property including a curtain rail and curtain. The room includes covings surrounding the ceiling, an ornate open fireplace, one radiator, multiple power points and telephone points.

| BEDROOM 2

4m x 3.26m (13'1" x 10'6")

A large double room has one window to the front of the property including a curtain rail and curtain. There is carpet flooring, covings surrounding the ceiling, one radiator and multiple power points.

APARTMENT 3

Second floor apartment consisting of an open plan living/dining/kitchen area, two bedrooms and bathroom - Approx. 54.09m²

| LOBBY

1.32m x 2m (4'3" x 6'5")

A timber door with glass top panelling allows access from the communal landing to a lobby area which has vinyl floor covering and one centre light piece.

| OPEN PLAN KITCHEN/DINING/LIVING AREA

3.9m x 4.60m (12'7" x 6'4")

This large open plan room has vinyl floor covering, one window to the rear of the property and one centre light piece. There are fitted storage units at eye and floor level, a stainless steel sink, washing machine, dryer, one radiator and an open fireplace. A door from this area allows access to the bathroom.

| BATHROOM

2.1m x 2.1m (6'8" x 6'8")

The bathroom features a three piece suite including a Mira Elite electric shower, one window to the side of the property, one radiator, vinyl floor covering, wall tiling and one centre light piece.

| BEDROOM 1

4m x 3.66m (13'1" x 12'0")

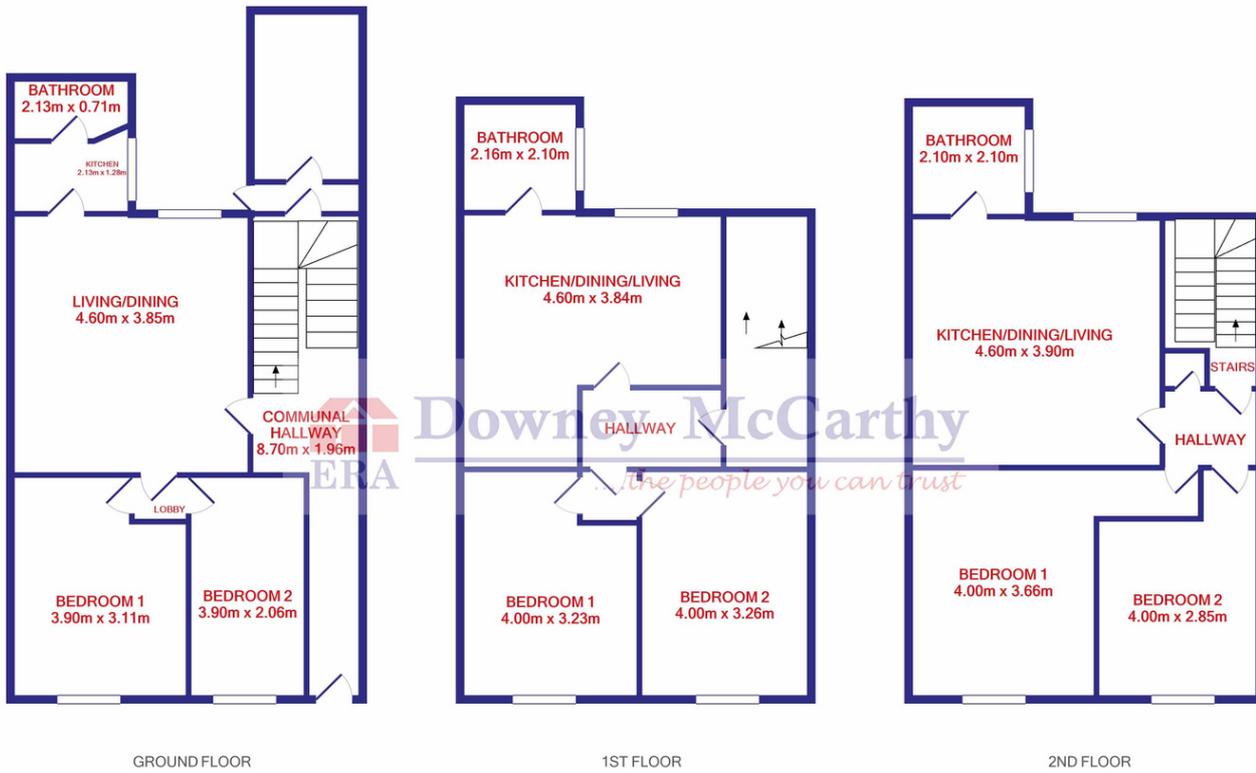
A spacious double bedroom has one window to the front of the property, carpet flooring, one radiator, and one centre light piece.

| BEDROOM 2

4m x 2.85m (13'1" x 9'3")

A spacious double bedroom has one window to the front of the property, carpet flooring, one radiator and one centre light piece.

FLOOR PLAN



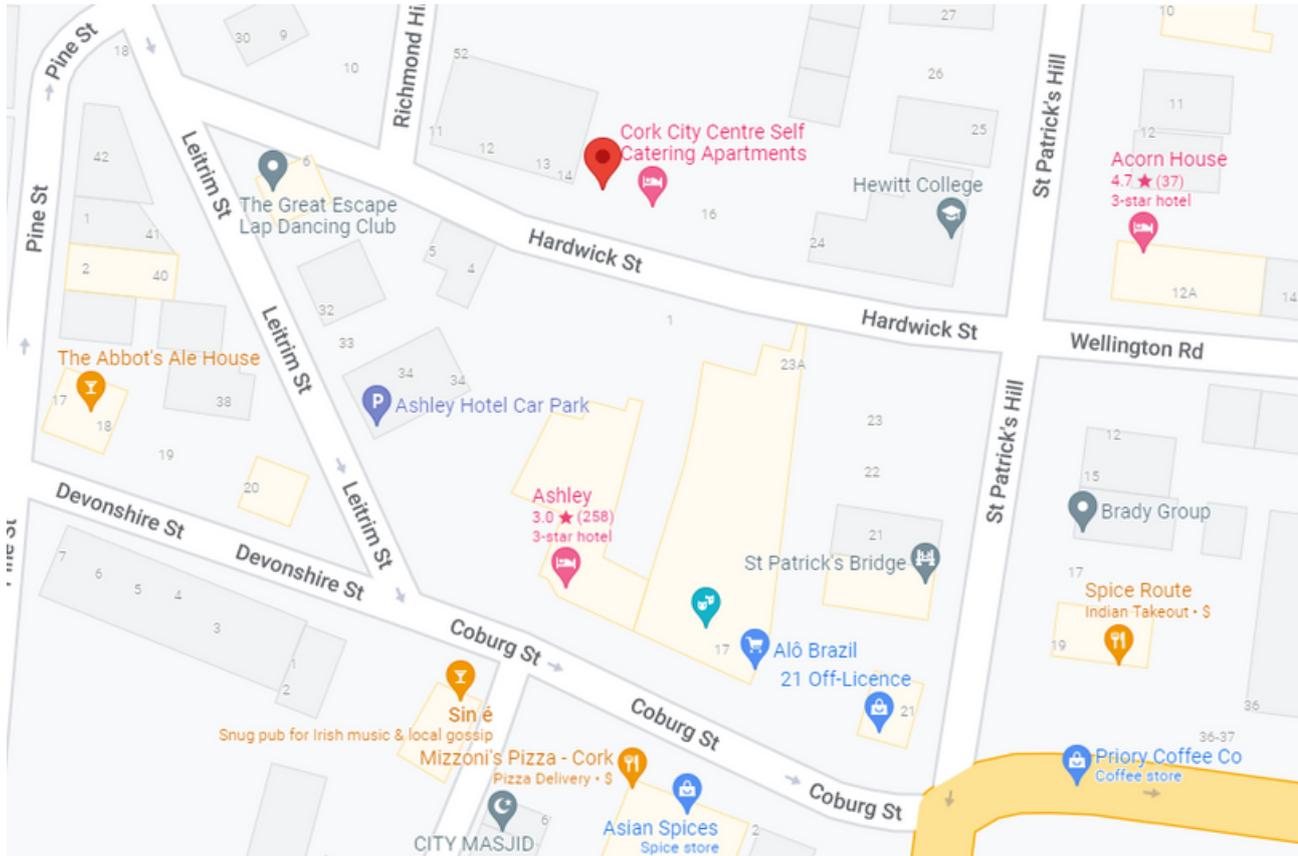
TOTAL APPROX. FLOOR AREA 142.0 SQ.M. (1529 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| DIRECTIONS

Please see Eircode T23 K120 for directions.



| ALL ENQUIRIES TO:

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ERA **Downey McCarthy**
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Solicitor Details:

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