

## 111 Shandon Street, Cork City, Cork



**LOTS - Living Over The Shop ! ERA**  
Downey McCarthy are delighted to present this most spacious three Bedroom House situated overhead a large shop unit. This city centre property is currently laid out with a ground floor retail unit and overhead living accommodation over 3 storeys. The shop unit is vacant and in need of some modernisation, but the house is very well presented and in very good condition throughout.



€175,000

PSRA Licence No. 002584

## Accommodation

- Shop Unit

6.41m x 4.28m

A fine shop unit that has high ceilings with two fluorescent light fittings in the unit itself and one fluorescent light fitting in the window. The unit includes ESB service board, hard tile floor, fitted shelving on the back wall and a display cabinet to the front. A door leads out to the back storage room.
- Storage Room 1

4.41m x 3.61m

There is a separate cold storage fridge unit, centre light fitting and a concrete floor. It is an ideal area for storage and another doorway leads out to the back of the ground floor on to another store room.
- Storage Room 2

4.41m x 2.65m

This unit is also ideal for storage, it has a low ceiling on one part with a light fitting and a high vaulted ceiling on the other side, concrete floor and concrete walls.
- Stairs and Landing

4.51m x 1.85m

A very bright stairway because there is a PVC double glazed window to the side which allows in a lot of natural daylight. The landing has a vinyl effect floor, dado rail, a radiator, two wall light fittings and a doorway allows access into the bathroom on the first floor return.
- Guest W.C

1.35m x 1.01m

This bathroom has one W.C, one window, one light fitting and a vinyl floor.
- Living Room

5.42m x 4.35m

Found on the first floor of the property, the spacious living room boasts high ceilings, centre light fittings and two large windows overlook the front of the property and give a fantastic view of Shandon. Other features include two radiators, a fireplace with an electric fire insert and tile surround, carpet flooring and glass panel door leads back out to the landing and onto the kitchen/dining area.





- Dining Room 3.68m x 2.31m

Another fitted fireplace here with gas fire insert, one radiator and a large window overlooks the back of the property. The room has high ceilings, a solid wooden floor, centre light fitting, double power points, fitted tv unit in the corner and a glass cabinet on the wall. A glass panel door leads out to the kitchen.

- Kitchen 3.17m x 1.36m

A galley-style kitchen that is plumbed for a gas oven, stainless steel sink and a washing machine. One window overlooks the back of the property, fitted presses at eye and floor level and a vinyl floor.



- Stairs and Landing 2 4.85m x 1.83m

Another window at the top of the landing here leaves in great daylight. The main bathroom is located on the return of the stairs.

- Main Bathroom 2.47m x 2.43m

The main bathroom has one window, one W.C, one wash hand basin, a fitted bath and a electric shower over the bath. The area also has a vinyl floor, one centre light fitting and a storage press provides room for the hot press and a gas boiler.

- Bedroom 1 3.5m x 2.3m

A double room with one window overlooking the back of the property, one centre light fitting, radiator and carpet flooring.



- |   |                      |  |
|---|----------------------|--|
| <ul style="list-style-type: none"> <li>• Bedroom 2</li> </ul> | <p>5.47m x 2.25m</p> | <p>A spacious double room that has a tall picture window with a fantastic view of Shandon. The room has a radiator, one centre light fitting and carpet flooring.</p>  |
| <ul style="list-style-type: none"> <li>• Bedroom 3</li> </ul> | <p>5.43m x 2.03m</p> | <p>A fine single room with a fitted press in the corner and a velux window up high leaves in a lot of natural daylight. A tall picture window at the front overlooks Shandon Street, the room also has one radiator, one centre light fitting and carpet flooring.</p> |

## Features

- Approx 1,600 sq. ft. in total over 3 floors
- Ground Floor including Shop Unit is 600 sq. ft. approx.
- House is 1,000 sq. ft. approx.
- Immense potential for a superb investment property
- Retail unit with overhead accommodation
- Potential to make 3 x one bed apartments, subject to planning
- Excellent city centre location
- Spacious accommodation over three floors
- Excellent Investment Opportunity
- Natural Gas Central Heating in the house

## Directions

Directions; From the North Gate Bridge go up Shandon street, pass on the Centra and Deasys Pharmacy and the property is located on the left hand side with a For Sale sign from ERA Downey McCarthy



Michael Downey  
60 South Mall, Cork  
087 7777117  
michael@eracork.ie



€175,000

PSRA Licence No. 002584