



# Downey McCarthy

*...the people you can trust*

## 3 St. Mary's Villas, Western Road, Cork City



ERA Downey McCarthy Auctioneers are delighted to present to the market this spacious period terraced property situated in a superb location close to Cork city centre and all amenities including University College Cork, Tyndall Institute, Bons Secour Hospital and more. While in need of modernisation, this property offers prospective purchasers the opportunity to make this home completely their own.



**AMV: €375,000**



**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

## | FEATURES

- Approx. 136.6 Sq.M. / 1,470 Sq. Ft.
- Built in 1920
- BER G
- Period property which maintains some of its original features
- Four spacious bedrooms
- Extension to the rear
- In need of modernisation
- Fully enclosed large rear garden
- Superb location close to Cork city centre and all amenities
- Close to University College Cork, Tyndall Institute, Bons Secour Hospital, Mercy Hospital, Fitzgerald's Park

## | RECEPTION HALLWAY

8.44m x 1.54m (27'6" x 5'0")

This spacious main reception hallway has one centre light piece, a picture rail, a dado rail, under stair storage and original tiled flooring.

## | LIVING ROOM

3.9m x 4.13m (12'7" x 13'5")

The living room has one large window to the front of the property, an attractive cornice, an open marble fireplace, one centre light piece, one radiator, timber flooring and ample power points.



## | DINING ROOM

4.21m x 3.38m (13'8" x 11'0")

The dining area has one centre light piece, a picture rail, one window to the rear of the property, timber flooring, one radiator, power points and one wall-mounted wash hand basin.



## | KITCHEN

5.72m x 3.45m (18'7" x 11'3")

The extended kitchen has two light pieces, fitted units at eye and floor level, a stainless steel sink, tiled flooring, one radiator and ample power points. There is a wall-mounted gas boiler situated within this room.



## | BACK HALL

1.12m x 1.45m (3'6" x 4'7")

The back hall allows access to the rear garden and has one centre light piece and tiled flooring. Behind this hall there is access to a shower room.

## | BATHROOM

2.4m x 1.43m (7'8" x 4'6")

Located on the ground floor, this bathroom features a three piece suite including a corner shower cubicle, two windows to the side of the property, one centre light piece, one radiator and floor and wall tiling.

## | STAIRS AND LANDING

1.16m x 3.66m (3'8" x 12'0")

At the half landing there is access to Bedroom 1, a w.c and a shower room. Three additional bedrooms are accessed from the top of the landing.

## | BEDROOM 1

3.03m x 3.51m (9'9" x 11'5")

This spacious double bedroom has one centre light piece, one window overlooking the rear garden, a built-in wardrobe, a hot press with hot water cylinder, one wash hand basin, power points and carpet flooring.



## | SHOWER ROOM

1.1m x 1.45m (3'6" x 4'7")

The shower room has one shower enclosure incorporating a Triton electric shower, one centre light piece, one extractor fan, access hatch to the attic and tiled flooring. Adjacent to this room is a w.c.

## | W.C.

1.4m x 1.47m (4'5" x 4'8")

The w.c. features a two piece suite, one centre light piece, one window to the side of the property, and floor and wall tiling.

## | BEDROOM 2

3.89m x 2.45m (12'7" x 8'0")

This bedroom has one centre light piece, one window overlooking the front of the property, one radiator, one wash hand basin, power points and carpet flooring.



## | BEDROOM 3

3.88m x 3.01m (12'7" x 9'8")

This bedroom has one centre light piece, one window overlooking the front of the property, a built-in wardrobe, one radiator, one wash hand basin, power points and carpet flooring.

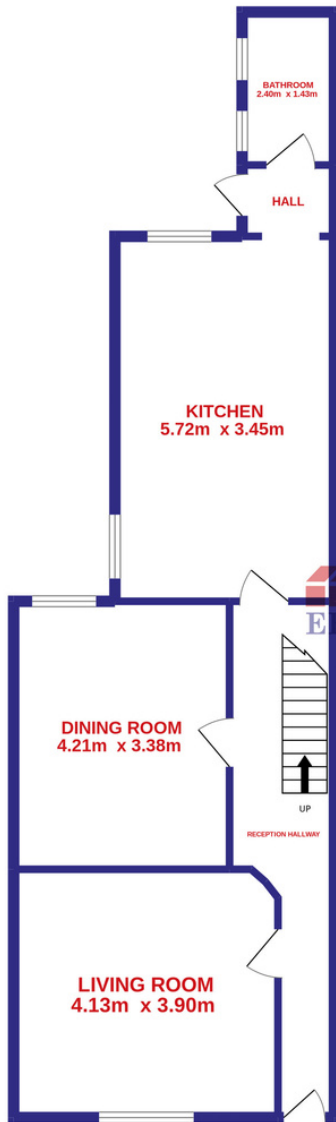
## | BEDROOM 4

2.83m x 3.24m (9'2" x 10'6")

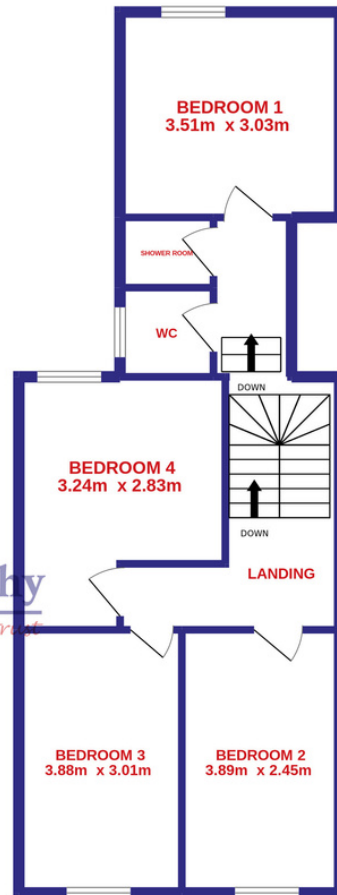
This bedroom has one centre light piece, one window overlooking the front of the property, a built-in wardrobe, one radiator, one wash hand basin, power points and carpet flooring.

# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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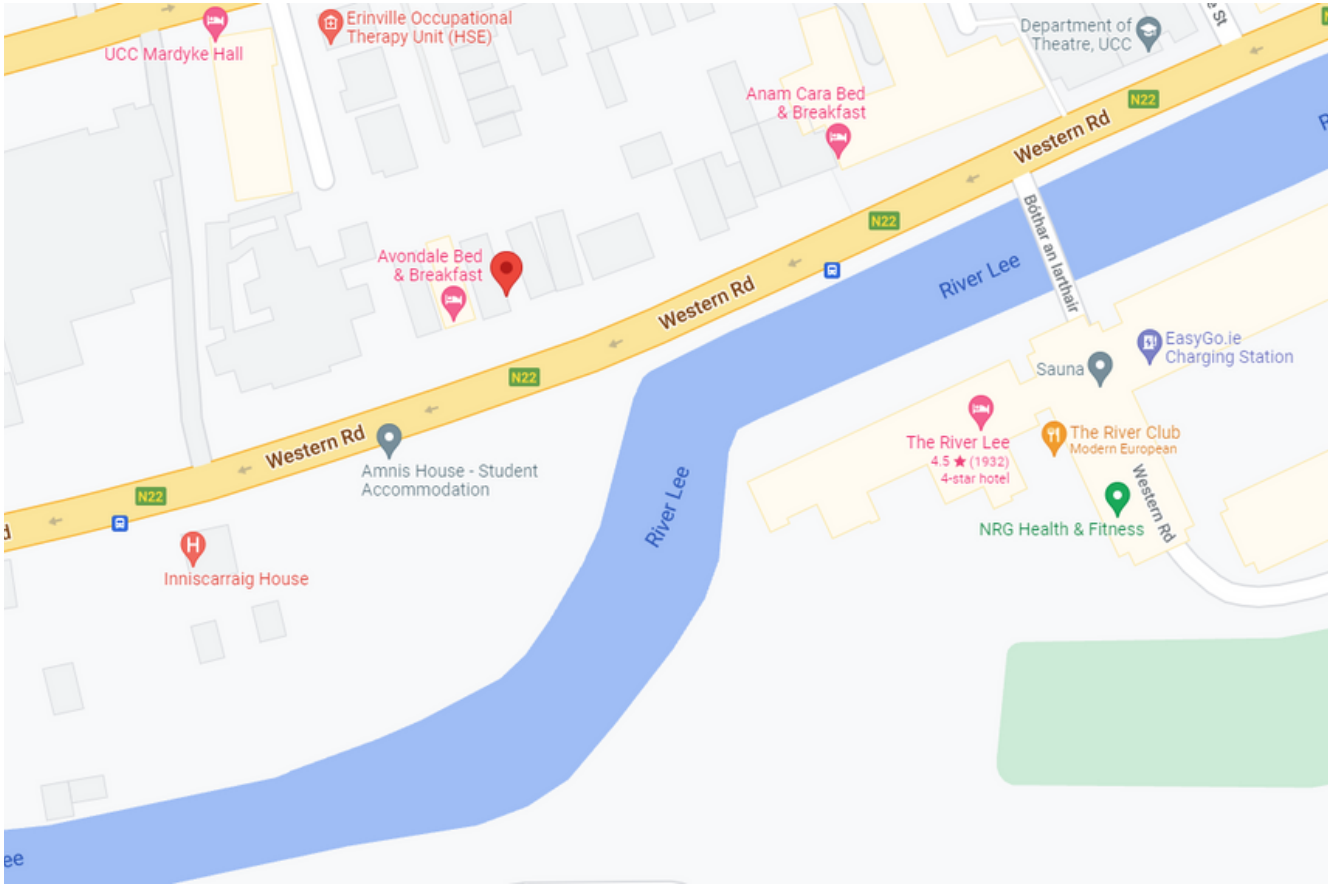
TOTAL FLOOR AREA : 136.6 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 T12 X6RX for directions.



## | ALL ENQUIRIES TO:

**Sean McCarthy**  
**086 8385768**  
**sean@eracork.ie**



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