



# Downey McCarthy

*...the people you can trust*

## 6 Cathedral Road, Gurrabraher, Cork



ERA Downey McCarthy are delighted to bring to the market this fine three bedroom semi-detached property situated in a very popular location on Cathedral Road. While in need of modernization, this property benefits from its spacious living and bedroom accommodation and its superb location close to local amenities, major Cork employers such as Apple Inc, and its proximity to Cork city centre. The property also has a detached concrete block built unit which could make an ideal granny flat/corner shop subject to planning permission.



**AMV: €195,000**

**BER D1**

**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. 67.82 Sq. M. / 730 Sq. Ft.
- Built in 1935
- BER D1
- Potential for future development due to corner site
- New kitchen and bathroom required
- The house was fully rewired in recent years and new windows fitted throughout
- New gas boiler fitted in recent years
- In need of modernization and maintenance
- Detached concrete shed ideal for storage but was previously a retail unit
- Much sought after location
- Close to all amenities including shops, pharmacy, restaurants, pubs
- 10 minutes' walk to Cork city centre
- Located on the No. 202 bus route
- Off street parking

## | RECEPTION HALLWAY

1.15m x 1.97m (3'7" x 6'4")

A laminate door with centre glass panelling allows access to the reception hallway. The hallway has laminate flooring, one centre light piece, ESB board, a smoke alarm and a timber door with glass panelling allows access to the main living room.

## | LIVING ROOM

4.64m x 3.84m (15'2" x 12'5")

The living room has one large window overlooking the front of the property, original fireplace with iron surround and tile insert, a storage press, under stair storage, one radiator and one centre light piece.



## | FAMILY ROOM

1.74m x 2.1m (5'7" x 6'8")

The family room has laminate flooring, one centre light piece, one radiator, a window looking into the extended kitchen, and an archway allowing access to the rear hall.

## | REAR HALL

1.74m x 0.86m (5'7" x 2'8")

The rear hallway has laminate flooring, one centre light piece and a thermostat for the heating.

## | BATHROOM

1.74m x 1.63m (5'7" x 5'3")

The main bathroom has a two piece suite, one window, carpet flooring and one centre light piece.

## | KITCHEN

2.09m x 4.1m (6'8" x 13'4")

The extended kitchen has fitted units, laminate flooring, a Velux window allowing light to fill the room, power points and one radiator.



## | STAIRS AND LANDING

1.79m x 2.1m (5'8" x 6'8")

The stairs and landing is fully carpeted and at the top of the landing there is one centre light piece, access to the attic and one window overlooking the side of the property.

## | BEDROOM 1

2.66m x 4.85m (8'7" x 15'9")

This double bedroom has two windows to the front of the property allowing extensive natural light to flood the room, an original fireplace, one radiator, carpet flooring, one centre light piece and a storage press.



## | BEDROOM 2

3.52m x 2.62m (11'5" x 8'5")

This bedroom has one window to the rear of the property, carpet flooring and one centre light piece, one fireplace.



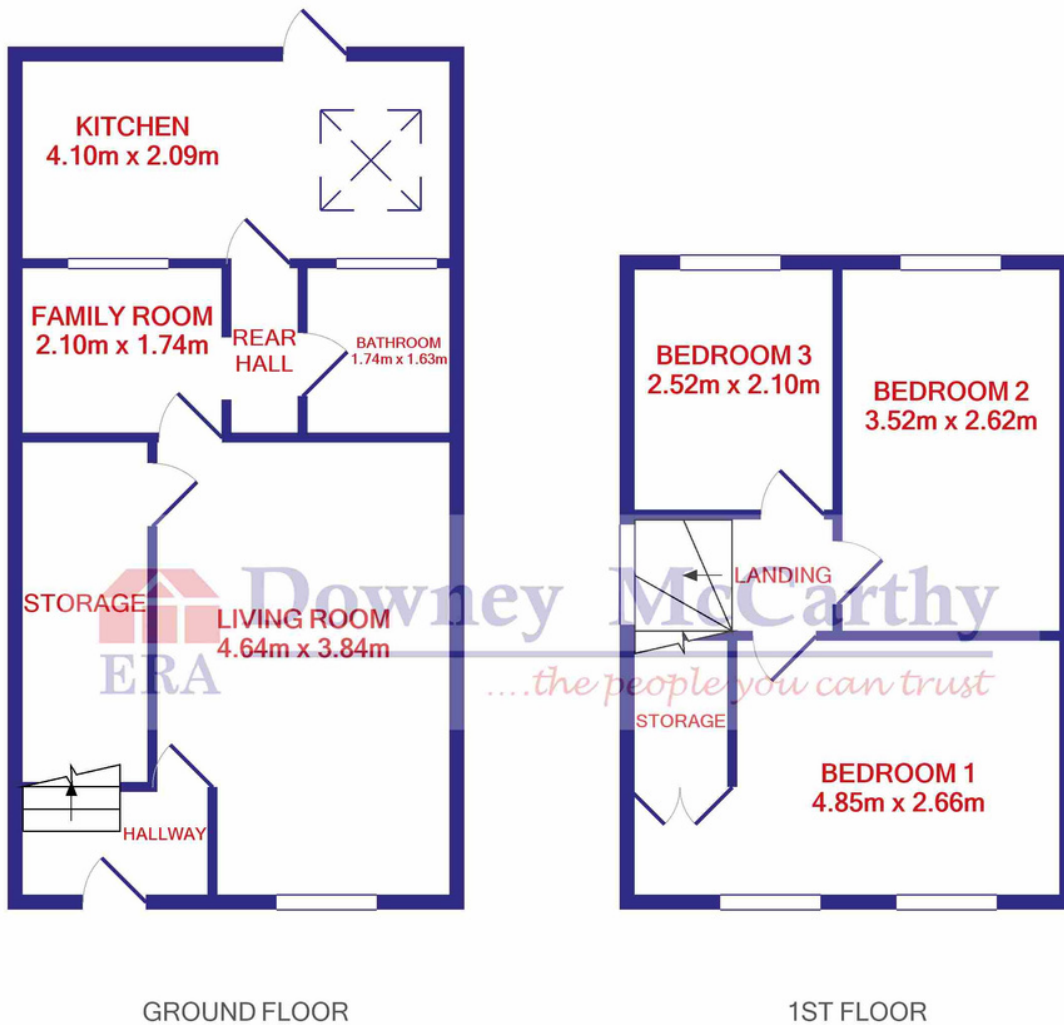
## | BEDROOM 3

2.52m x 2.1m (8'2" x 6'8")

This single bedroom has original wood flooring, one centre light piece and one radiator.



## | FLOOR PLAN

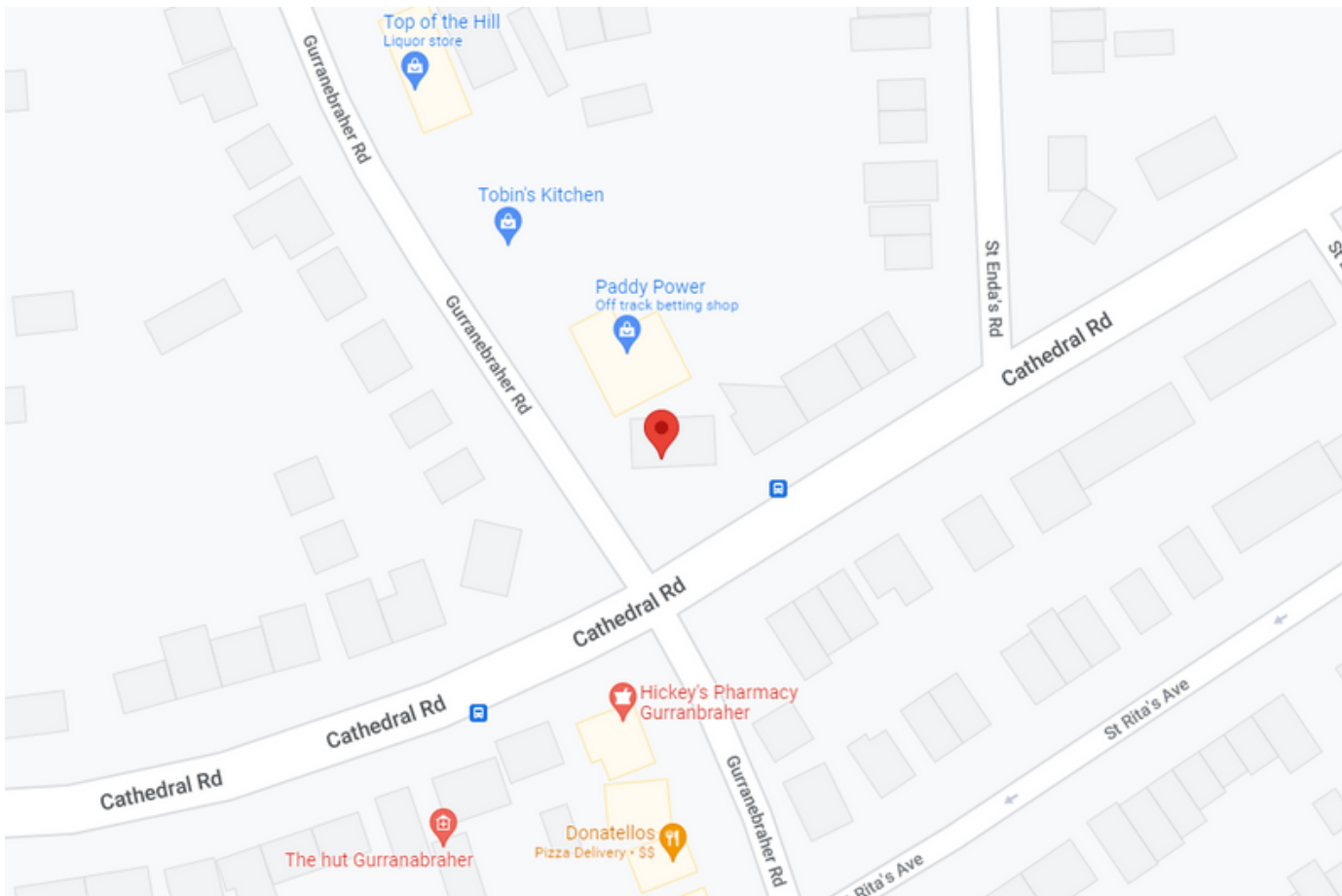


TOTAL APPROX. FLOOR AREA 67.8 SQ.M. (730 SQ.FT.)

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 AWD8 for directions.



## | ALL ENQUIRIES TO:

**Michael Downey** B.Comm, MIPAV, QFA

**087 7777117**

**[michael@eracork.ie](mailto:michael@eracork.ie)**



**ERA** **Downey McCarthy**  
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### Solicitor Details:

Sean O'Riordan, Fitzgerald Solicitors, 6 Lapp's Quay, Cork

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