

By Private Treaty**No 90 & 90a, Friar Street, Cork, T12KDC8.****BER D1**

Irish and European are honored to present to the market this charming three bedroom end of terrace residence located within the heart of Cork city center. Maintained to a very good standard throughout, this residence is an ideal opportunity for any first time buyer, retiree or investor.

Added to its many charming features, one finds a enclosed yard to its side with gated access to Friar Street. This area compliments the residence and may be ideal for further development (subject to FPP). Situated within minutes of a variety of amenities and facilities and just minutes walk of Cork city center, its location is highly desirable and convenient.

**PRICE: €210,000**

No 90 & 90a, Friar Street, Cork, T12KDC8.

Accommodation

Entrance hall		Fitted Carpet.
Sitting Room	3.85m x 6.0m	Varnished timber flooring, fitted net curtains, fitted blind, tiled solid fuel fireplace, hot press (lagged and shelved).
Bedroom 3	3.0m x 2.54m	Fitted shelving, fitted net curtains, fitted curtains.
Kitchen	4.29m x 2.81m	Fitted floor and eye level kitchen units, plumbed for appliances, door way to rear and side yards
Bathroom		Fully tiled floor and wall surround, WC, wash hand basin, bath plus Electric shower
Stairs to landing		Fitted Carpet
Bedroom 1	4.17m x 2.77m	Laminate timber flooring, fitted net curtains
Bedroom 2	3.32m x 3.05m	Laminate timber flooring, fitted net curtains



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Some Features

- Excellent condition throughout.
- Ground floor bedroom and bathroom.
- Gated yard to side, ideal for further development (subject to FPP)
- Highly convenient & desirable location.
- Numerous amenities nearby.
- Double glazed windows and doors & Gas fired central heating.



Negotiator:

T.J. Cronin

Viewing:

To arrange a viewing of this property, please contact us on 021 4277606 or email info@irishandeuropean.ie

Price:

€210,000

Size:

96.3 m²

BER:

BER: D1 BER No.104615075 Energy Performance Indicator:229.53 kWh/m²/yr

Directions

From grand parade, turn left onto Washington Street and take first left onto South Main Street. Proceed to traffic lights and continue straight onto Barrack Street Lower and keep left onto Evergreen Street. Proceed straight for c.100 meters and at junction, continue straight onto Friar Street. Property is located on right after c. 100 meters.

