



Downey McCarthy

...the people you can trust

3 College View, Blarney Street, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this immaculately presented three-bedroom, semi-detached property in the much sought after location of Blarney Street, Cork. The property benefits from its superb positioning close to a number of amenities and employers together with a favourable sunny rear aspect.



AMV: €250,000

BER D1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 79 Sq. M. / 850 Sq. Ft.
- Built in 1987
- BER D1
- 5 minutes' drive/15 minute walk to Apple Ireland Headquarters
- Gas fired central heating
- Double glazed windows
- Three spacious bedrooms
- Fully enclosed & low maintenance rear garden
- Finished to a high standard throughout
- Panoramic views over Cork city from first floor level
- Potential rental income of €1,600 p/m
- Off street parking
- Alarm system
- Superb location close to Cork city centre with easy access to a host amenities including restaurants, shops, bars, pharmacies and sports facilities
- Walking distance to UCC, Mercy Hospital, Mardyke, Tyndall Institute and Bons Secour Hospital

| RECEPTION HALLWAY

3.45m x 1.7m (11'3" x 5'5")

A PVC door with stain glass centre and side panelling allows access to the main reception hallway. The hallway has carpet flooring, one centre light piece, covings surrounding the ceiling, one radiator, three power points, two telephone points, one alarm control point and under stair storage.

| LIVING ROOM

3.94m x 3.4m (12'9" x 11'1")

A spacious main living room has semi solid oak timber flooring, attractive décor and covings surrounding the ceiling and centre light piece. The room has two windows to the front of the property with roller blinds, a curtain rail and curtains, an electric fire, six power points, one radiator and two television points.



| OPEN PLAN KITCHEN/DINING

3.5m x 5.2m (11'8" x 17'0")

A superb open plan kitchen/dining/living area has one window overlooking the rear garden and double doors allowing access to a patio area. The kitchen offers units at eye and floor level with extensive worktop counter and tiled splashback, a stainless steel sink and drainer unit and tile flooring. The kitchen offers an integrated extractor hood, plumbing for a washing machine, space for a fridge and cooker one centre light piece and six power points. The spacious dining/living area features high quality laminate timber flooring, attractive décor, one centre light piece, one radiator, four power points and one television point.



| STAIRS AND LANDING

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one centre light piece, a hot press area which is shelved for storage and a Stira staircase allowing access to the attic.

| BEDROOM 1

3.3m x 3.25m (10'8" x 10'6")

A spacious double bedroom has two large windows to the rear of the property offering panoramic views over Cork city. The room has solid timber flooring sanded and varnished to a high quality finish, attractive décor, built-in storage units from floor to ceiling, one radiator, one centre light piece and six power points.



| BEDROOM 2

3.5m x 3.25m (11'4" x 10'6")

A spacious double bedroom features solid timber flooring, two windows to the front of the property including roller blinds, a curtain rail and curtains. There is attractive décor, one centre light piece, one radiator, four power points and built-in units.



| BEDROOM 3

2.6m x 2.4m (8'5" x 7'8")

A spacious single room has one window to the front of the property including a roller blind, curtain rail and curtains. There is attractive décor, solid timber flooring, one radiator, one centre light piece and two power points.

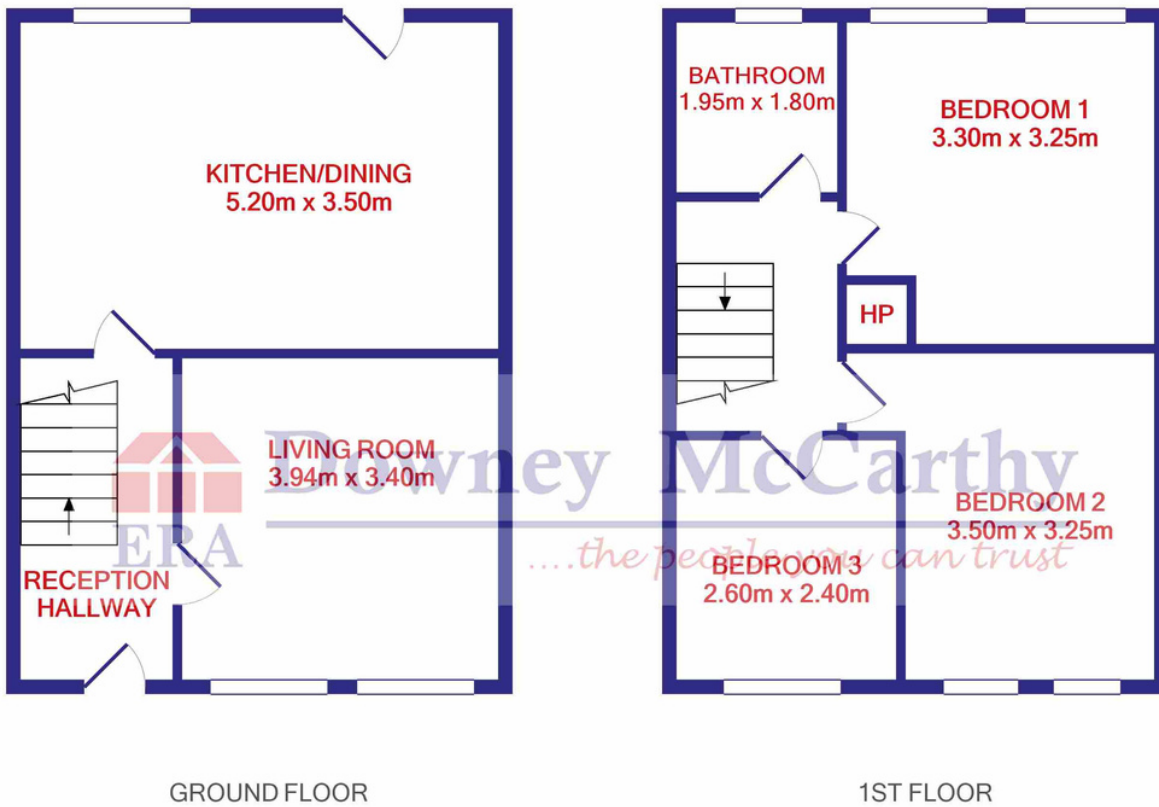


| BATHROOM

1.95m x 1.8m (6'3" x 5'9")

The main family bathroom features a four piece suite including a Mira Electric Sport fitted over the bath. The room has impressive tiling throughout, one centre light piece, one radiator and one window to the rear of the property.

| FLOOR PLAN

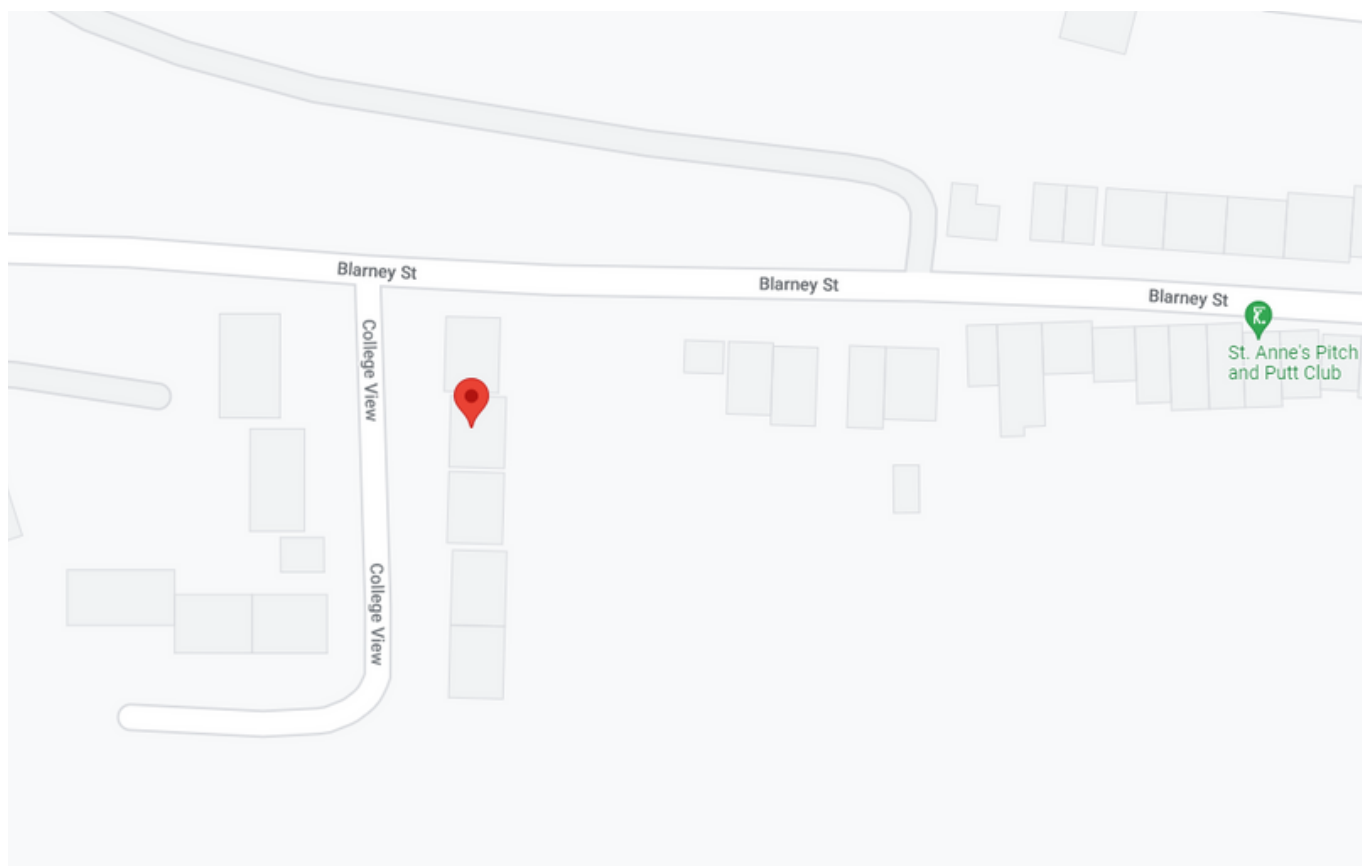


TOTAL APPROX. FLOOR AREA 79.0 SQ.M. (850 SQ.FT.)

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 VX00 for directions.



| ALL ENQUIRIES TO:

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ERA Downey McCarthy
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Solicitor Details:

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