

13 Saint Patrick's Terrace, Green Street, Greenmount, Cork

BER F



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented and recently re-modernized two bedroom terraced property in the much sought-after location of Greenmount in the heart of the City centre.



€195,000

PSRA Licence No. 002584

Accommodation

- Open Plan Living/Dining Area

5.47m x 4.23m

A composite door with glass centre paneling allows access to an open plan living/dining area.

A superb open plan room features high quality décor throughout including new laminate timber flooring. There is one window to the front of the property with Venetian blind and an open fireplace. Features of the room include two centre light piece, two large radiators and access to extensive under-stairs storage. The room has five power points, one television point, a wall mounted shelving unit and a door from the room allows access to the kitchen/dining area.



- Kitchen/Dining Area 2.78m x 2.11m

A galley-style kitchen features units at eye and floor level on both sides of the room. The kitchen has tile flooring, an attractive tile splash back and an integrated extractor hood. The kitchen has space for a cooker, fridge freezer and plumbing for a washing machine. Other features of the area include a stainless steel sink and drainer unit, six power points, one window to the side of the property with Venetian blind and a PVC door with glass paneling allows access to the side yard.



- Stairs and landing

The stairs and landing have been fitted with carpet flooring. At the top of the landing there is one

centre light piece and access to the attic is gained from this area.

- Bedroom 1 2.72m x 4.22m

A superb double bedroom has two windows to the front of the property both including roller blinds, curtain rails and curtains. The room has carpet flooring one large radiator, one centre light piece, one walk-in storage area, one radiator and six power points.



- Bedroom 2 2.55m x 2.23m

This double room has one window to the rear of the property which includes a curtain rail and curtains. The room includes carpet flooring, one centre light piece, one radiator and two power points.



- Main Bathroom 1.56m x 1.23m

The main bathroom features a two piece suite with a corner shower area incorporating a Triton T80 electric shower. The room has vinyl floor covering, tiling surrounding the walls and timber paneling surrounding the ceiling. Features include one window to the rear of the property, one centre light piece and one radiator.

Features

- Current rental income of €1300 per month set in Nov 2018
- Re-roofed in 2018
- Gas fired central heating
- Double glazed windows
- New composite door
- Small enclosed rear yard
- Much sought-after location close to all amenities
- Modern laminate timber flooring
- 2 spacious double bedrooms
- Built in 1908
- Approx 700 Sq Ft
- BER Rating F

Directions

Please see the Eircode T12 A2TY for directions or see the exact location of the .



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