

5 & 6 Langford Row, Cork City



**ATTENTION BUILDERS AND INVESTORS
!**

Two x 4 storey buildings that could potentially be converted into seven/eight x 1 bed apartments subject to planning permission



€350,000

PSRA Licence No. 002584

Description

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ERA Downey McCarthy are delighted to present to the market these two adjoining properties to be sold together. Both properties are currently in a neglected condition and need a complete overhaul but they do have enormous potential for a builder or an investor who is looking for a project. Langford Row is a 5-minute walk from Cork City Centre and it is within close proximity to the well-known 'Paddy The Farmers' public house, The South Infirmary Victoria University Hospital, St. Finbarr's Hospital and it is a 15 minute walk from UCC.

Accommodation within no.5 and no.6 currently consists of 15 Bedrooms and 12 bathrooms between the two buildings. Planning permission was secured in 2017 for 7 x 1 bed apartments in the two buildings combined. Details upon request. Planning Ref no. 17/37256.

Accommodation

- No. 5 Reception Hallway 9.7m x 1.8m
- Living Room 3.9m x 4.2m
- Kitchen 2.5m x 3.5m
- Bedroom 1 3.4m x 3.5m
- Bathroom 2.5m x 3.5m
- First floor Landing 2.3m x 1.8m
- Bedroom 2 3.6m x 5.4m
- Bedroom 3 2.2m x 3.6m
- First floor Bathroom 2.3m x 1.8m
- Second floor Landing 1.8m x 2.3m
- Bedroom 4 3.4m x 5.4m
- Bedroom 5 2.3m x 3.6m
- Second floor Bathroom 2.3m x 1.8m
- Attic Landing 2.3m x 1.8m
- Bedroom 6 3.4m x 5.4m
- Bedroom 7 2.5m x 3.6m
- Attic Bathroom 2.3m x 1.8m

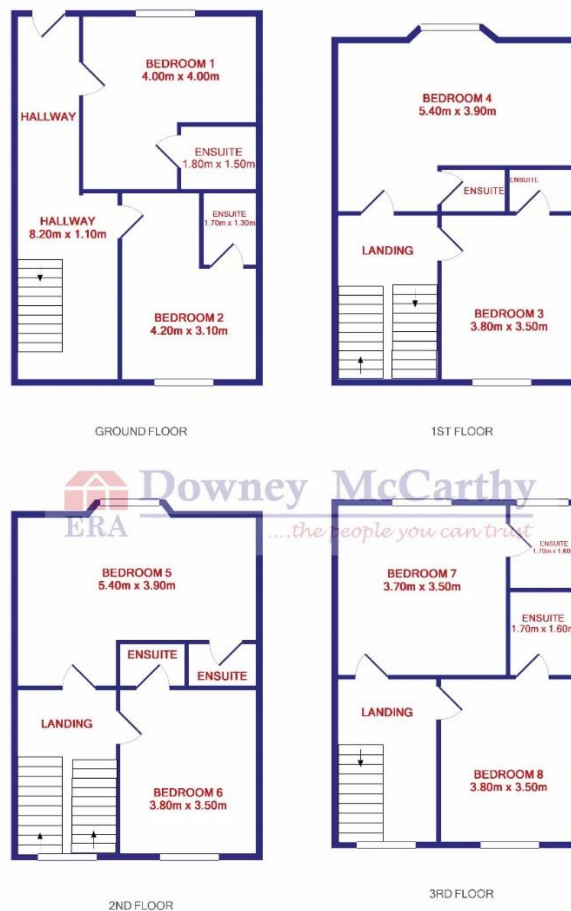
Features

- No. 5 Langford- 1,900 sq. ft. Approx.
- No. 6 Langford- 1,765 sq ft. Approx.
- No. 5 has 7 bedrooms and 4 bathrooms
- No. 6 has 8 bedrooms and 8 en suites
- Located within close proximity of the South Infirmary Hospital
- Walking distance to the city centre
- On street residents parking only
- No water, no heat, no electric power on
- Complete Renovation Project
- Listed building with the bay windows to the front a protected structure
- Large site out the back measures 0.25 acres may have further potential

Directions

Please see Eircode T12E1NC for the directions

No. 6 Langford Map

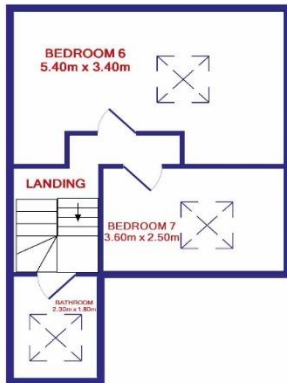
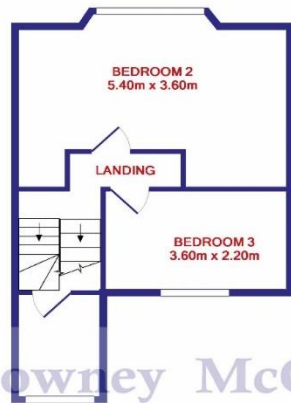
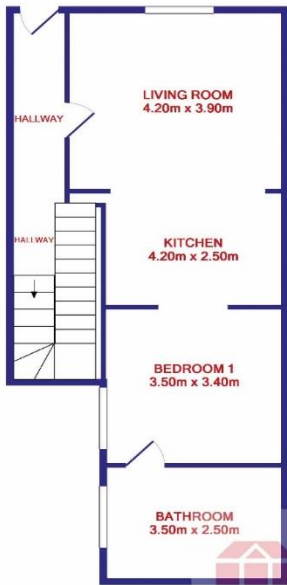


TOTAL APPROX. FLOOR AREA 164.0 SQ M. (1765 SQ.FT.)

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 misstatement. 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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No. 5 Langford Map



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