



# Downey McCarthy

....the people you can trust

## 16 Gregg Road, Gillabbey Street, Cork



ERA Downey McCarthy Auctioneers are delighted to offer to the market this four bedroom, three storey terraced property situated in a convenient location on Gillabbey Street, Cork. The property has been well maintained throughout and benefits from its close proximity to UCC, The Lough and the Tyndall Institute as well as being a mere 5 minutes' walk to Cork city centre.



**AMV: €225,000**

**BER C3**

**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. 91.3 Sq. M. / 983 Sq. Ft.
- Built in 1960
- BER C3
- Gas fired central heating
- PVC double glazed windows
- Four bedrooms
- Well maintained throughout
- Large rear yard area with lean-to roof
- Ideal first time buy/investment opportunity
- Convenient and sought after location close to Cork city centre, UCC, Tyndall Institute, Bons Secour Hospital, The Lough
- On the 214 and 216 bus routes
- On street parking

## | RECEPTION HALLWAY

1.5m x 1.84m (4'9" x 6'0")

A glazed timber door with stain glass panelling allows access to the reception hallway. The hallway has laminate timber flooring, one centre light piece, one radiator and access to a storage/cloakroom.

## | STORAGE/CLOAKROOM

1.54m x 1.85m (5'0" x 6'0")

The storage/cloakroom has one centre light piece, laminate timber flooring and extensive storage and shelving space.

## | LIVING ROOM

3.09m x 4.77m (10'1" x 15'6")

The spacious living room has laminated timber flooring, one radiator, one centre light piece, a closed fireplace, ample under stair storage, power points and a window overlooking the front of the property.





## | KITCHEN/DINING

2.46m x 4.77m (8'0" x 15'6")

The kitchen/dining area has laminate timber flooring, one radiator and one centre light piece. There are fitted units at eye and floor level, one extractor fan, electric hob, a washing machine, a fridge freezer, a single oven, power points and one window to the rear of the property. A timber door with frosted glass panelling allows access to the rear yard area.



## | FIRST FLOOR STAIRS AND LANDING

The stairs and landing has carpet flooring. At the top of the landing there is one centre light piece.

## | BEDROOM 3

3.2m x 2.84m (10'4" x 9'3")

This double bedroom has one window to the front of the property, carpet flooring, one centre light piece, built-in storage, one radiator and one power point.



**Disclaimer:** The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.

## | BEDROOM 4

2.58m x 2.87m (8'4" x 9'4")

This double bedroom has two windows to the rear of the property, carpet flooring, one centre light piece, one radiator and one power point.



## | BATHROOM

1.59m x 1.77m (5'2" x 5'8")

The main family bathroom features a four piece suite including an electric shower fitted over the bath, one centre light piece, laminate flooring, one radiator and wall tiling. There is one frosted window overlooking the rear of the property.



## | SECOND FLOOR STAIRS AND LANDING

The stairs to the second floor has carpet flooring. At the half landing there is one window overlooking the front of the property.

## | **BEDROOM 1**

2.61m x 4.78m (8'5" x 15'6")

This large double bedroom has three windows to the rear of the property, allowing extensive natural light to flood the room. There is carpet flooring, one centre light piece, one radiator and power points.



## | **BEDROOM 2**

3.26m x 2.88m (10'6" x 9'4")

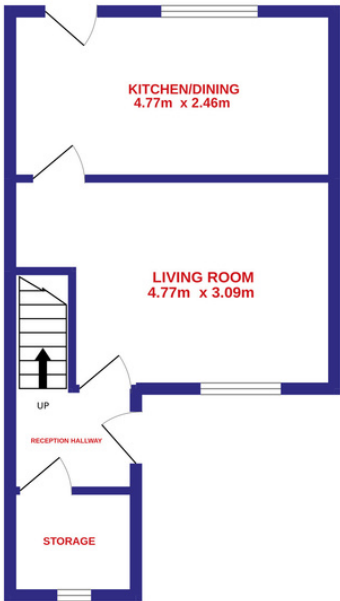
This double bedroom has one window to the front of the property, carpet flooring, one centre light piece, built-in storage, one radiator and one power point.



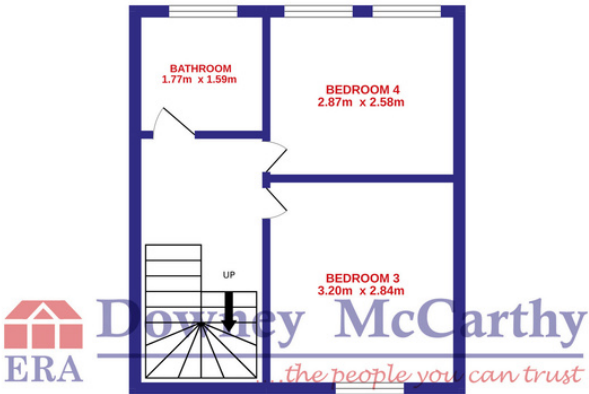


# | FLOOR PLAN

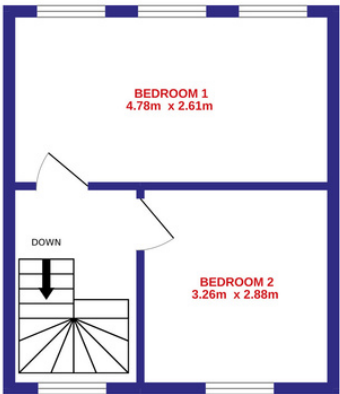
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 91.3 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 T12 FP9R for directions.



## | ALL ENQUIRIES TO:

**Sean McCarthy**  
**086 8385768**  
**sean@eracork.ie**



 **Downey McCarthy**  
...the people you can trust



**Judy O'Brien**  
**083 0255433**  
**judy@eracork.ie**



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### Solicitor Details:

Denise Kelleher, Denise Kelleher & Associates, Gleann Alainn, Ballygarvan, Co. Cork

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