



Downey McCarthy

...the people you can trust

223 Blarney Street, Cork City



ERA Downey McCarthy are delighted to launch to the market this fine three bedroom terraced property which benefits from its super position close to Cork city centre. This is a popular and convenient location close to major employers including Apple Headquarters, Mercy University Hospital and UCC. This property offers a blank canvas to first time buyers looking for a good value home close to all amenities.



AMV: €195,000



60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 84.64 Sq. m / 911 Sq. ft
- Built in the 1950's approx.
- BER F
- Recently redecorated and repainted
- Three bedrooms - one downstairs
- Spacious living area on the ground floor
- Private rear courtyard and raised garden area
- Excellent location with immense potential
- Walking distance to Cork City Centre
- Close to all amenities such as schools, pharmacy and shops etc.
- Accessible to Apple Headquarters, Mercy University Hospital & UCC
- Ideal first time buy/investment opportunity
- The property was rented out at €950 per month last set in 2018 approx.
- Property is now being sold with vacant possession
- Ample parking available on the street

| RECEPTION HALLWAY

4.3m x 1.08m (14'1" x 3'5")

A solid teak door allows access to the reception hallway which has laminate timber flooring, a fuse board and one centre light piece.

| FAMILY ROOM / BEDROOM 3

5.12m x 2.5m (16'7" x 8'2")

The spacious room is very bright as it is dual aspect with one window to the front of the property and one window to the rear. The room has laminate timber flooring, large radiator, centre light piece, neutral décor and ample power points.



| REAR HALL

2.14m x 1.09m (7'0" x 3'5")

The rear hall has tile flooring, neutral décor and a PVC door with frosted glass panelling allows access to the courtyard.

| LIVING ROOM

4.94m x 2.79m (16'2" x 9'1")

The living room has one large window to the front of the property, original feature fireplace with tile surround, laminate timber flooring, one large radiator, one centre light piece and ample power points. An open archway allows access to the kitchen.



| KITCHEN

2.65m x 2.15m (8'6" x 7'0")

The kitchen area has floor and wall tiling, one centre light piece, ample power points and one large window overlooking the rear yard. This room is in need of complete renovation. A solid door from the kitchen allows access to a utility room.



| UTILITY ROOM

0.83m x 1.88m (2'7" x 6'1")

This handy space has plumbing for a washing machine and a dryer, one window to the side of the property and tile flooring. A door allows access to the main bathroom.

| MAIN BATHROOM

1.65m x 1.96m (5'4" x 6'4")

Located on the ground floor, the bathroom features a four piece suite including a shower fitted over the bath, floor and wall tiling, one frosted window to the side of the property and one radiator.



| STAIRS AND LANDING

3.1m x 1.88m (10'1" x 6'1")

The stairs and landing features new carpet flooring throughout. At the top of the landing there is two windows to the rear of the property, one centre light piece and solid teak doors leading to all rooms.



| BEDROOM 1

5.41m x 3.04m (17'7" x 9'9")

The spacious double bedroom is dual aspect with one window to the front of the property and one window to the rear. The room has carpet flooring, neutral décor, one radiator, one centre light piece, a smoke alarm and the hot press is located within this room.



| BEDROOM 2

4.45m x 3.52m (14'5" x 11'5")

This bedroom has one window to the front of the property, carpet flooring, neutral décor, two radiators, one centre light piece, a smoke alarm and an access hatch to the attic.



| UPSTAIRS BATHROOM

1.85m x 1.44m (6'0" x 4'7")

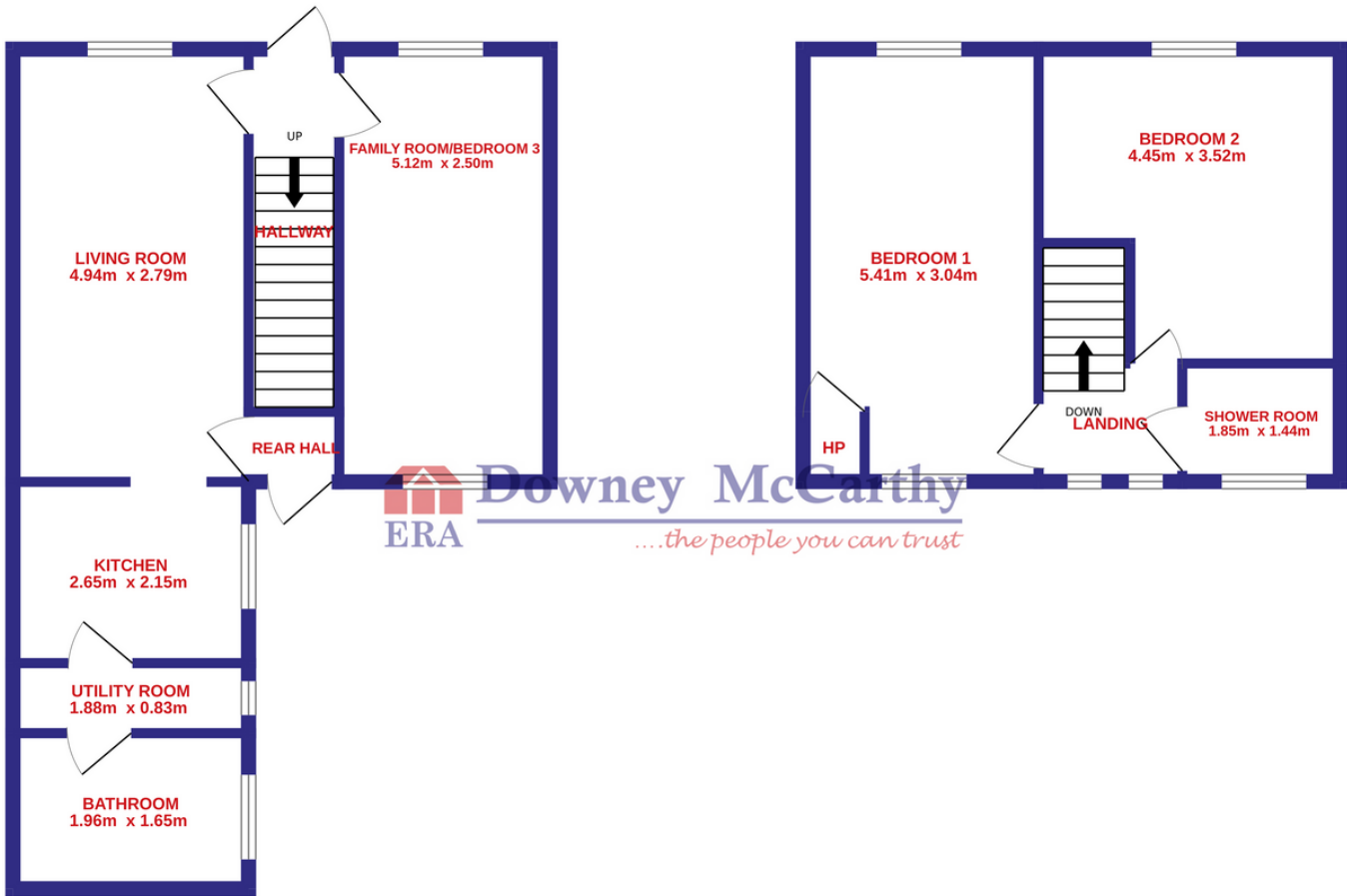
This room features a shower cubicle incorporating a Triton T80 electric shower, one wc and wash hand basin, floor and wall tiling, one window to the rear of the property, neutral décor, extractor fan, one centre light piece and one radiator.



FLOOR PLAN

GROUND FLOOR

1ST FLOOR



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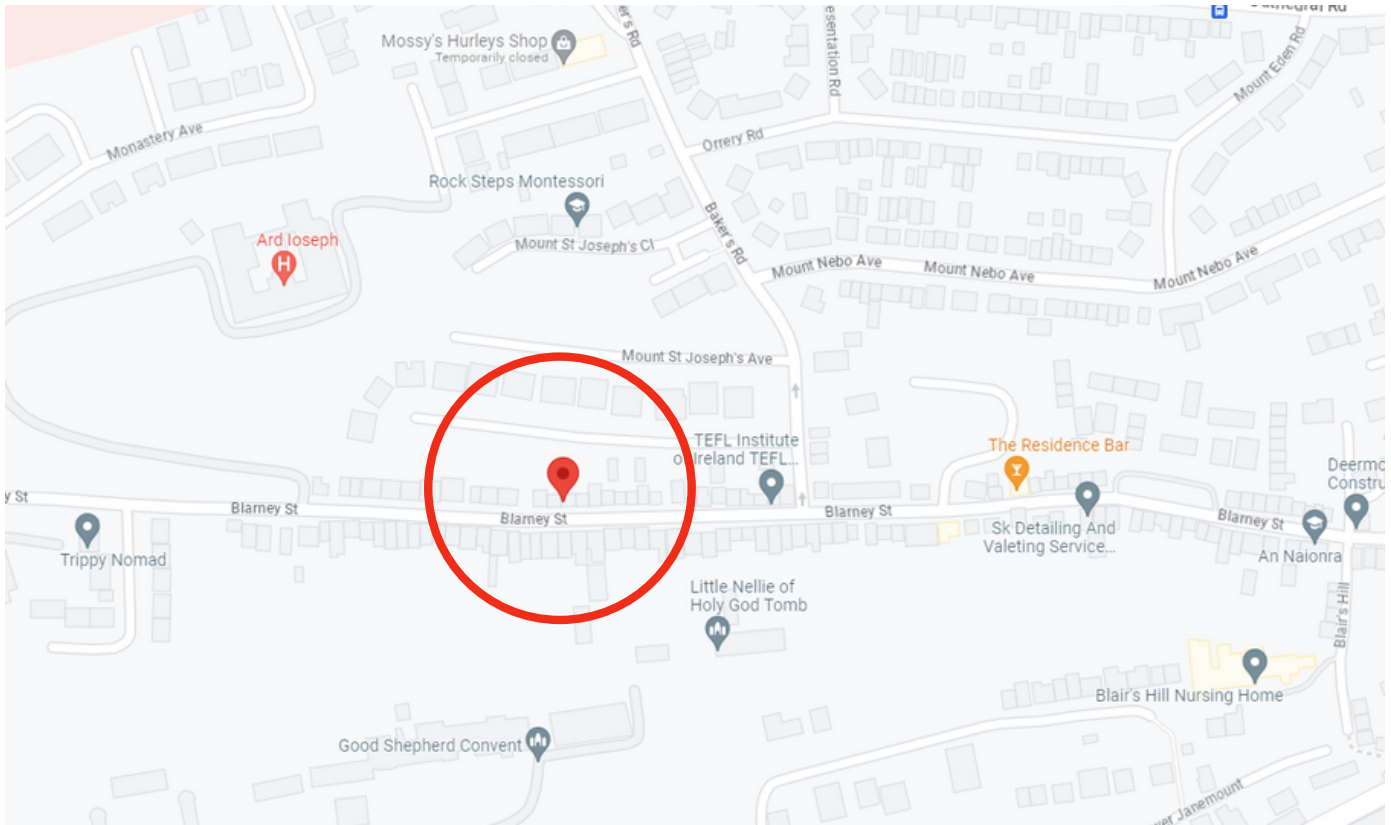
TOTAL FLOOR AREA : 84.6 sq.m. approx.

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 T23 P2D8 for directions.



| ALL ENQUIRIES TO:

Michael Downey B.Comm, MIPAV, QFA

087 7777117

michael@eracork.ie



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Solicitor Details:

Leah Goold, JF Goold & Co. Solicitors, South Square, Macroom, Co. Cork

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