



Downey McCarthy

...the people you can trust

4 Main Street, Castlemartyr, Co. Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this deceptively spacious and beautifully presented two bedroom, three storey end of terrace property situated on Main Street, Castlemartyr, Co. Cork. The property benefits from its bright living accommodation along with a superb conservatory room located to the rear. Viewing highly recommended to appreciate what this lovely home has to offer.



AMV: €190,000

BER D2

60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Approx. 91 Sq. M. / 980 Sq. Ft.
- Built in c. 1900
- BER D2
- Gas fired central heating
- Mix of double and triple glazed windows
- Beautifully presented home
- Two spacious double bedrooms
- Composite front door with 10-point locking system
- Wired internet access in converted attic
- Enclosed rear yard
- On street parking
- 10 minute walk to Castlemartyr Forest Recreation Area
- Immediate access to N25 with routes to Cork City, Midleton, Youghal
- On the 260 and 40 bus routes
- Ideal first time buy

| LIVING ROOM

4.82m x 3.46m (15'8" x 11'3")

This superbly presented living room has one window to the front of the property including a roller blind with triple glazing, a feature fireplace, one centre light piece, laminate timber flooring, two exposed beams, one radiator and ample power points.



| KITCHEN/DINING

4.9m x 3m (16'0" x 9'8")

This recently renovated kitchen/dining area has Karndean flooring, one large window to the side of the property including a roller blind, a snug corner seating area and recessed spot lighting throughout. The kitchen features modern units, porcelain farmers sink, integrated double oven, hob, integrated dishwasher, built-in fridge freezer, washing machine and a feature radiator.



| CONSERVATORY

2.81m x 2.78m (9'2" x 9'1")

This superb conservatory is located at the rear of the property with windows to all sides and a perspex roof. The room has tiled flooring, French double doors to allow access to the rear yard and one centre light piece.



| FIRST FLOOR STAIRS AND LANDING

1.59m x 2.45m (5'2" x 8'0")

Stairs from the living room lead to the first floor landing, both of which are carpeted throughout. The landing has one centre light piece and wall mounted light piece.

| BEDROOM 1

5.1m x 3.1m (16'7" x 10'1")

This spacious double bedroom is dual aspect with one window to the rear of the property and two to the side, all of which including roller blinds which allows extensive natural light to flood the room. The room has carpet flooring, one centre light piece, one radiator, built-in wardrobe and ample power points.



| BEDROOM 2

3.24m x 3.62m (10'6" x 11'8")

This double bedroom has carpet flooring, one triple glazed window to the front of the property, one centre light piece, one radiator and ample power points.



| BATHROOM

2.39m x 1m (7'8" x 3'2")

The bathroom features a three piece suite including a shower cubicle, floor and wall tiling, recessed spot lighting and one extractor fan.



| SECOND FLOOR STAIRS AND LANDING

1.57m x 3.44m (5'1" x 11'2")

The second floor stairs and landing both of which are carpeted throughout. The landing has one centre light piece, access to the Hot Press and storage space.

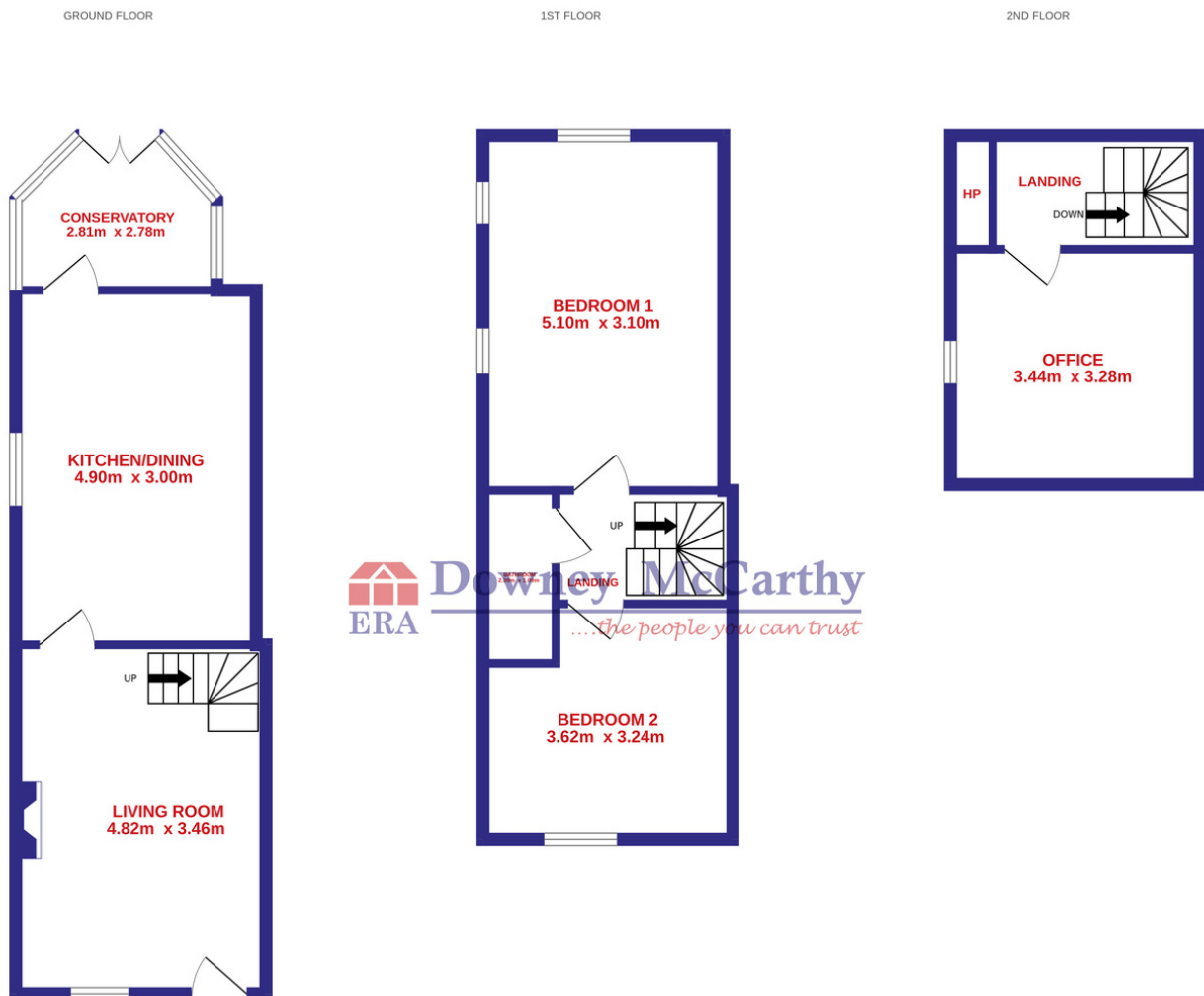
| OFFICE

3.28m x 3.44m (10'7" x 11'2")

This converted attic could serve a multitude of uses and is currently laid out as a Home Office, which is ideal for hybrid working. The office has wired internet access, one window to the side of the property, carpet flooring, one centre light piece, one radiator and ample power points.



| FLOOR PLAN



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.

| DIRECTIONS

Please see Eircode P25 N4X8 for directions.



| ALL ENQUIRIES TO:

Judy O'Brien

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Solicitor Details:

Leo Murphy, Leo Murphy & Co. Solicitors, Blackpool Retail Park, Cork

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