



Downey McCarthy

...the people you can trust

5 Parnell Terrace, Pouladuff Road, Cork City



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this deceptively spacious three/four bedroom terraced property situated in the heart of Cork city. The property has an excellent double extension to the rear and superb large west facing rear garden. Ideally positioned within a 20 minute walk from Cork city centre, University College Cork and Wilton the property is sure to appeal to a savvy investor looking for a lucrative investment opportunity or equally to a first time buyer looking to start out on the property market.



AMV: €250,000

BER C1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 90 Sq. M. / 969 Sq. Ft.
- Built in 1930
- BER C1
- Double extension to rear
- Three/four bedrooms with 2 x en suite bathrooms
- Generous sized west facing rear garden
- Ideal location close to University College Cork and Cork city centre
- Off street parking with a residents permit

| RECEPTION HALLWAY

4m x 1.8m (13'1" x 5'9")

A PVC door with glass centre panelling allows access to the hallway which has tile flooring, attractive décor, one radiator and one centre light piece.

| BEDROOM 3

3.9m x 4.2m (12'7" x 13'7")

A spacious double bedroom has one window to the front of the property including a roller blind, a curtain rail and curtains. The room has tile flooring, one centre light piece, one radiator, four power points and one television point.



| ENSUITE BATHROOM

3.4m x 6.2m (11'1" x 20'3")

The ensuite bathroom features a three piece suite with a mains operated shower. There is impressive modern tiling throughout, one centre light piece and one wall-mounted light piece.

| LIVING ROOM

5.5m x 2.4m (18'0" x 7'8")

The living room has tile flooring and recessed spot lighting. There is one radiator, six power points, one television point and storage space underneath the stairs.



| KITCHEN/DINING

3.2m x 2.4m (10'4" x 7'8")

A modern fitted kitchen features units at eye and floor level to both sides of the room with worktop counter and tile splashbacks. The room has tile flooring, recessed spot lighting, an integrated oven/hob/extractor fan, plumbing for a washing machine and dishwasher, one radiator and seven power points.



| STAIRS AND LANDING

1m x 1.4m (3'2" x 4'5")

The stairs and landing are fitted with carpet flooring. At the top of the landing there is one centre light piece and one smoke alarm.

| BEDROOM 1

3.85m x 4.2m (12'6" x 13'7")

This bedroom has one window to the front of the property including a curtain rail and curtains. The room has semi-solid oak timber flooring, one centre light piece, one radiator, four power points and a hot press area which is shelved for storage.



| ENSUITE BATHROOM

1m x 1.4m (3'2" x 4'5")

The ensuite bathroom features a three piece suite with impressive modern tiling throughout. There is one extractor fan, one centre light piece and one wall-mounted light piece.

| BEDROOM 2

2.9m x 4.2m (9'5" x 13'7")

A spacious double bedroom to the rear of the property has one window overlooking the rear yard. The room has carpet flooring, one centre light piece, one radiator, six power points and two television points.



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.

| OFFICE/STUDY

2.9m x 2.5m (9'5" x 8'2")

This room has a Velux window to the rear of the property, carpet flooring, one centre light piece, one radiator, two power points and one television point.



| BATHROOM

3.5m x 2.4m (11'4" x 7'8")

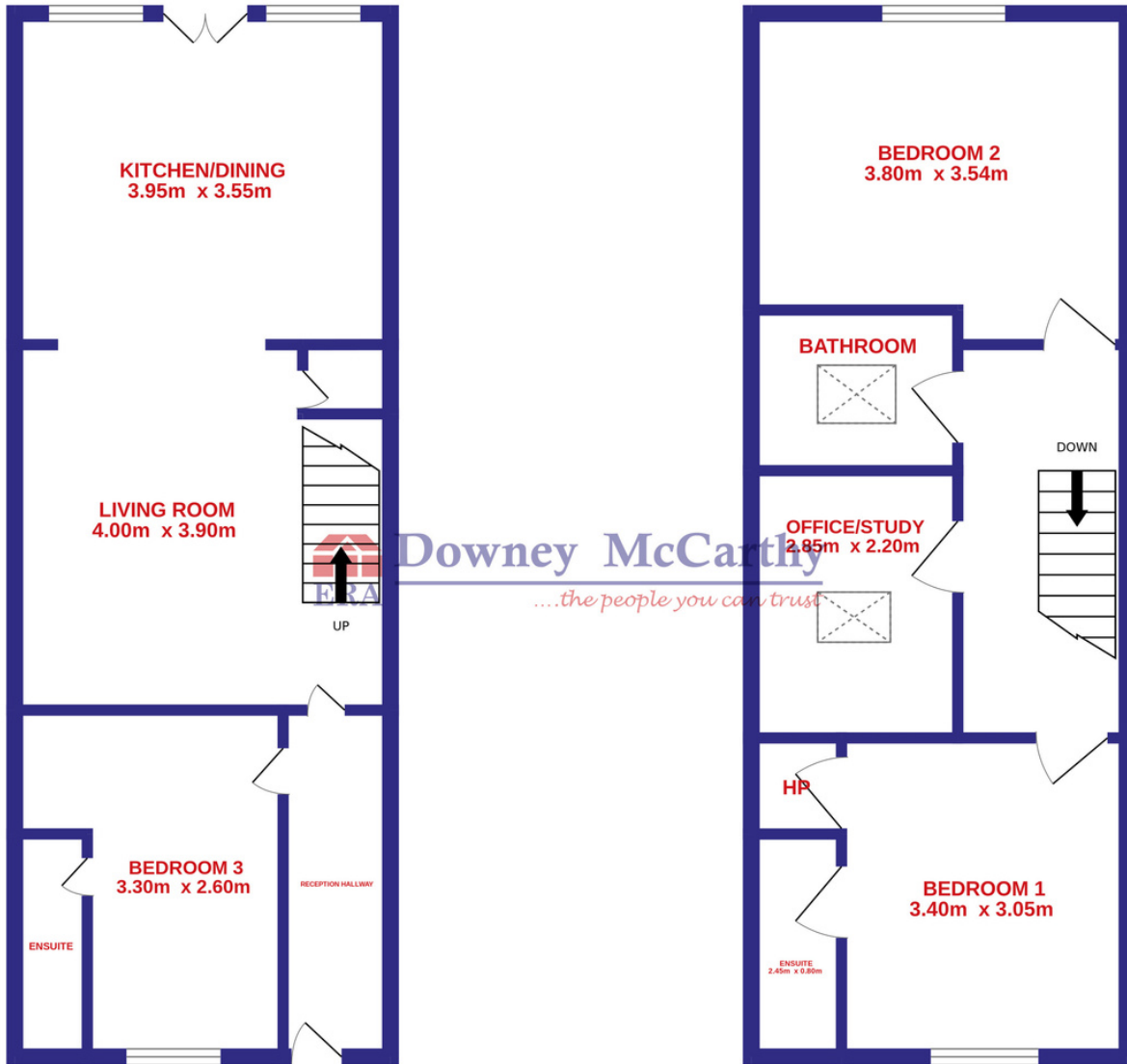
The bathroom features a four piece suite including a Jacuzzi bath. The room offers a Velux window, one centre light piece, one radiator and impressive modern tiling.



FLOOR PLAN

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 90.0 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 D5D7 or directions.



| ALL ENQUIRIES TO:

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