

## 54 Palmbury Orchard, Wilton, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this immaculately maintained and recently refurbished two bedroom terraced property in the highly desirable location of Palmbury Orchard. The property boasts a modern internal finish which includes an impressive fitted kitchen and a newly refurbished shower room in conjunction with new energy efficient windows and doors. The area benefits greatly from its close proximity to the Wilton Shopping Centre, Cork University Hospital, the Cork Airport Business Park and the N40 South Ring Road Network which allows easy access to the western and eastern sides of Cork.



**AMV: €225,000**

**BER D1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Stunning recently renovated 2 bedroom property
- Approx. 58.3 Sq. M. / 628 Sq. Ft.
- New high gloss fitted kitchen
- Newly refurbished shower room
- New double glazed windows and composite front door
- Built in 1982
- BER Rating D1 with potential to increase to B1
- Oil fired central heating
- Two spacious double bedrooms
- Close to a host of amenities including shops, restaurants, supermarkets, schools and sports grounds
- Close proximity to CUH, Wilton Shopping Centre and Cork city
- Easy access to the N40 road network
- Ideal first time buy/investment property
- Rental potential of €1,424 per month from 1st March 2024
- Excellent electrical specification

## | PORCH/RECEPTION HALLWAY

0.9m x 0.9m (2'9" x 2'9")

An open porch allows access to a composite front door with stain glass centre panelling, which in turn allows access to an in-step hallway. The hallway has tile flooring, one centre light piece and a door allowing access to a living room.

## | LIVING ROOM

4.45m x 3.7m (14'5" x 12'1")

A superb main living room has one window to the front of the property including a roller blind, a curtain rail and curtains. The room has high quality solid oak timber flooring, an attractive colour palette and an open fire place with a cast iron insert and tiled hearth. There is one centre light piece, eight power points, two telephone points, one television point, one radiator and access to storage space under the stairs.



## | KITCHEN/DINING

3.4m x 2.62m (11'1" x 8'5")

Located directly off the living space, the kitchen features attractive high gloss cream fitted units at eye and floor level in an L-shape with contrasting walnut worktop counter tops and a tile splash back. The room has one window to the rear of the property with a roller blind, recessed spot lighting, one centre light piece and there is attractive timber effect tile flooring throughout. The kitchen included an integrated oven, hob, extractor fan, a stainless steel sink with drainer unit and an integrated washer/dryer. There are twelve power points, strip lighting under the eye level units, one radiator and a mains operated smoke alarm and a heat detector. A door from the kitchen allows access to a rear lobby area.



## | REAR LOBBY

0.7m x 0.9m (2'2" x 2'9")

This area has tile flooring, an aluminium door with glass panelling allowing access to the rear yard, a mains operated smoke alarm and one centre light piece.

## | STAIRS AND LANDING

2.45m x 2m (8'0" x 6'5")

Stairs from the rear lobby features new carpet flooring and allows access to the first floor landing. The landing area has one centre light piece, a mains operated smoke alarm, two power points and access to the hot press which is shelved for storage. A Stira staircase allows access to the attic which is partly floored for storage purposes.

## | **BEDROOM 1**

3m x 3.7m (9'8" x 12'1")

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 high quality laminate timber flooring, attractive built-in units from floor to ceiling, one centre light piece, one large radiator and six power points.



## | **BEDROOM 2**

2.8m x 3.7m (9'1" x 12'1")

This spacious double bedroom has one window to the rear of the property including a roller blind, a curtain rail and curtains. The room has attractive laminate timber flooring, built-in storage space, one centre light piece, one radiator and six power points.



## | **BATHROOM**

1.56m x 1.5m (5'1" x 4'9")

A recently refurbished family bathroom features a three piece suite including a double shower incorporating a Triton T80Z electric shower. The room has impressive modern tiling from floor to ceiling, one centre light piece, one extractor fan, a wall mounted mirror with integrated lighting and a stainless steel heated towel rail.

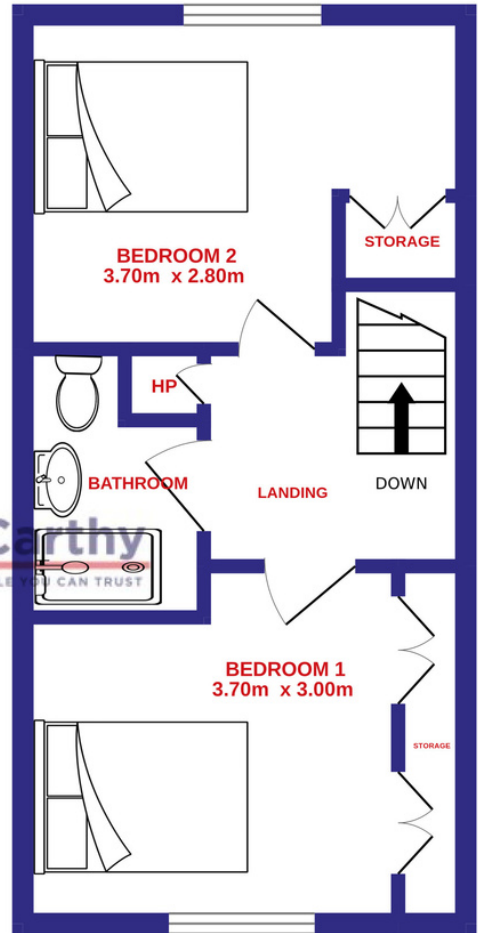


# | FLOOR PLAN

GROUND FLOOR



1ST FLOOR

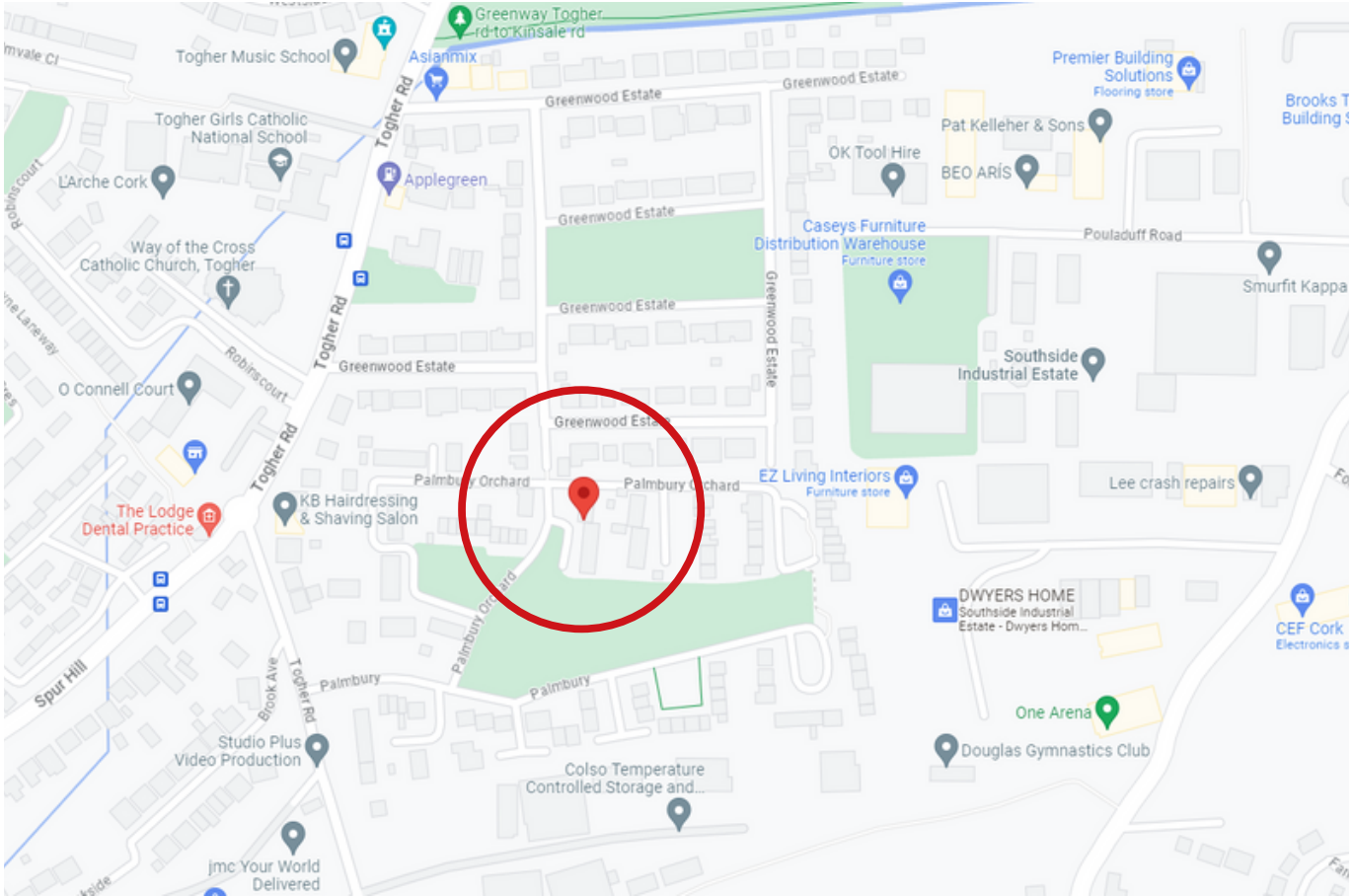


TOTAL FLOOR AREA : 58.3 sq.m. approx.

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 V1KP for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

### Solicitor Details:

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