

## 84 Bandon Road, Cork City



Garry O'Donnell of ERA Downey McCarthy is delighted to offer to the market this four bedroom terraced property situated in a highly sought after location on Bandon Road, Cork. The property benefits from its location close to UCC, The Lough and the Tyndall Institute as well as being a mere 10 minutes' walk to Cork city centre.

Accommodation consists of reception hallway, living room, kitchen/dining area, extension to the rear with utility/ shower room on the ground floor. Upstairs the property offers four spacious double bedrooms and a bathroom.

**AMV: €195,000**



**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 85 Sq. M. / 904 Sq. Ft.
- Built C. 1900
- BER G
- Four double bedrooms
- Enclosed rear yard
- 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

## | RECEPTION HALLWAY

3.3m x 1.1m (10'8" x 3'6")

An aluminium door with glass centre panelling allows access to the main reception hallway. The area has tile flooring, one centre light piece and one radiator.

## | LIVING ROOM

3.25m x 3.1m (10'6" x 10'1")

The living room has one window to the front of the property, an open fireplace, one centre light piece, one radiator and four power points.



## | KITCHEN/DINING

3.2m x 4.26m (10'4" x 13'9")

The kitchen/dining area features tile flooring, one window to the rear of the property, one centre light piece, plumbing for a washing machine, and space for a dryer. There is one radiator, built-in storage and ample power points. Stairs from the kitchen allow access to the first floor and a door off the room allows access to an extended utility room/downstairs shower room.



## | UTILITY ROOM

1.95m x 2.14m (6'3" x 7'0")

This room has tile flooring, one window to the rear, one centre light piece, timber panelling to the ceiling and walls, a sink and a radiator.

## | SHOWER ROOM

The shower room has a shower cubicle and w.c.

## | STAIRS AND LANDING

1.2m x 1.56m (3'9" x 5'1")

The stairs to the first floor has carpet flooring. The landing area has laminate timber flooring, one centre light piece and a timber panelled ceiling.

## | BEDROOM 1

3.22m x 4.37m (10'5" x 14'3")

Located to the front of the property, this bedroom has two windows which both include blinds. The room has laminate timber flooring, one centre light piece and one radiator.



## | BEDROOM 2

3.23m x 2.6m (10'5" x 8'5")

This double bedroom one window to the rear of the property and is finished with laminate timber flooring, timber panelled ceiling, an open fireplace, one centre light piece, two power points and one radiator.



### | **BEDROOM 3**

3.2m x 3.1m (10'4" x 10'1")

This double bedroom one window to the rear of the property and is finished with laminate timber flooring, timber panelled ceiling, an open fireplace, one centre light piece, two power points and one radiator.



### | **BEDROOM 4**

3.2m x 3.1m (10'4" x 10'1")

This double bedroom has one window to the front of the property including a roller blind. There is laminate timber flooring, timber panelled ceiling, an open fireplace, one centre light piece, two power points and one radiator.



### | **CORRIDOR**

3.2m x 0.6m (10'4" x 1'9")

A corridor off the main landing allows access to the rear extension. The area has laminate timber flooring.

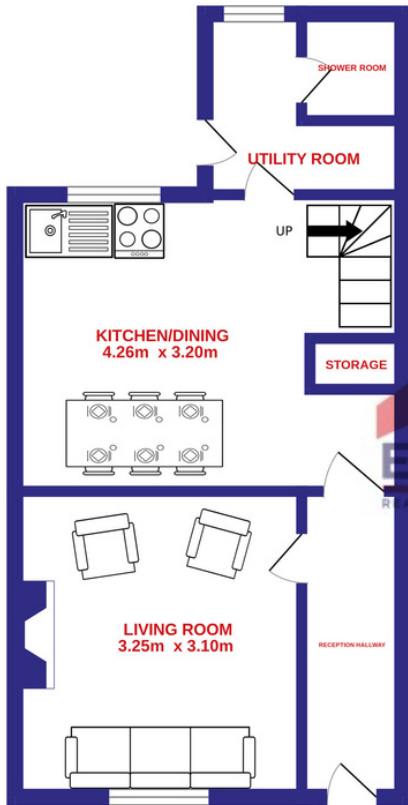
### | **BATHROOM**

2.23m x 2.17m (7'3" x 7'1")

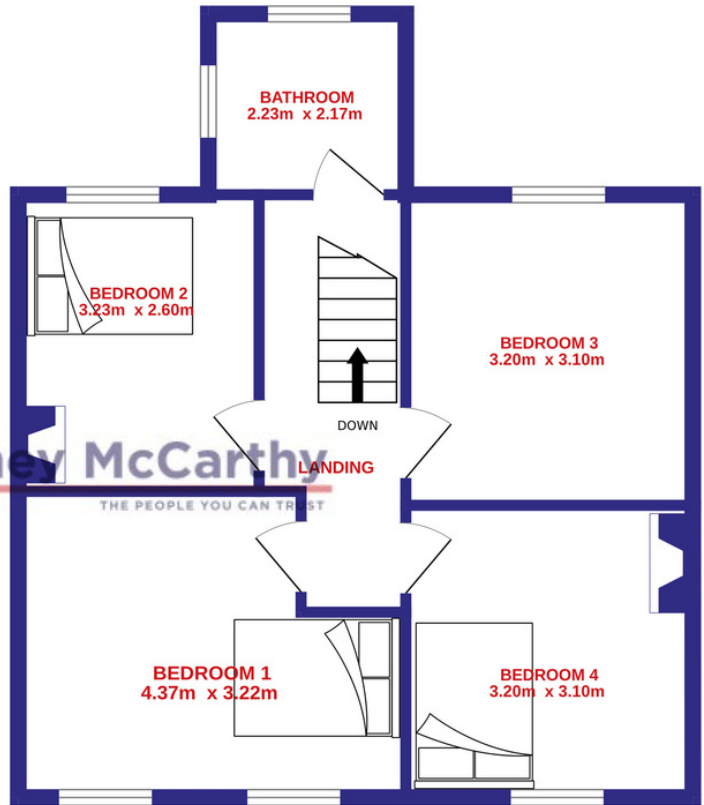
The bathroom is dual aspect with one window to the rear and one window to the side of the property. The room has a three piece suite including a corner shower area, floor and wall tiling, one centre light piece, one wall-mounted light piece and one radiator.

# | FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 84.0 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 X3PV for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

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