

51 Evergreen Street, Cork City



ERA Downey McCarthy Auctioneers are delighted to present to the market this substantial, well-maintained, five bedroom, three storey terraced property situated in a prominent position on Evergreen Street. No. 51 benefits hugely from its super convenient location, at the bottom of Barrack Street, very close to the heart of Cork city centre and within easy walking distance of UCC and all amenities.



AMV: €325,000

BER D2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 89.2 Sq. M. / 960 Sq. Ft.
- BER D2
- Five bedrooms
- Well-maintained throughout
- Newly fitted carpet flooring
- Enclosed rear yard
- Super convenient location
- Walking distance to UCC and City Centre
- Property is vacant
- Ideal for investment

| RECEPTION HALLWAY

4.59m x 1.56m (15'0" x 5'1")

A solid teak door with centre glass panelling allows access to the main reception hallway. The hallway has tile flooring, one centre light piece, an alarm panel, one radiator and the gas boiler is housed here.



| LIVING ROOM

3.62m x 2.99m (11'8" x 9'8")

The living room has one window to the front of the property, one centre light piece, laminate flooring and power points.



| KITCHEN/DINING ROOM

2.76m x 4.6m (9'0" x 15'0")

The kitchen/dining area has tile flooring, one fluorescent light fitting, radiator, window overlooking the rear yard and a PVC door allowing access to same. The kitchen includes fitted units at eye and floor level with worktop counter and tile splashback, a breakfast bar, stainless steel sink, space for an oven/hob/extractor fan, plumbing for a washing machine and space for a fridge freezer.



| FIRST FLOOR STAIRS AND LANDING

4.06m x 1.61m (13'3" x 5'2")

The first floor stairs and landing has newly fitted carpet flooring. At the top of the landing there is a centre light piece, neutral décor, smoke alarm and solid doors leading to all rooms.



| BEDROOM 1

3.31m x 2.54m (10'8" x 8'3")

This bedroom has one large window overlooking the front of the property, centre light piece, radiator, laminate flooring and power points.



| **BEDROOM 2**

2.84m x 2.88m (9'3" x 9'4")

This bedroom has a window to the rear of the property, one centre light piece, one radiator, laminate flooring and power points.



| **BATHROOM**

3.06m x 1.92m (10'0" x 6'2")

The main bathroom features a four piece suite including a Mira Sport electric shower fitted over the bath, large frosted window to the front, extractor fan, centre light piece, laminate flooring, wall tiling and neutral décor.



| **SECOND FLOOR STAIRS AND LANDING**

3.95m x 1.62m (12'9" x 5'3")

The second floor stairs and landing has newly fitted carpet flooring and a window to the rear of the property. At the top of the landing there is a centre light piece, neutral décor, smoke alarm, access to the attic and access to the hot press.



| **BEDROOM 3**

3.33m x 2.25m (10'9" x 7'3")

This bedroom has one window overlooking the front of the property, one centre light piece, one radiator, laminate flooring and power points.



| **BEDROOM 4**

2.88m x 2.84m (9'4" x 9'3")

This bedroom has a window to the rear of the property, centre light piece, radiator, laminate flooring and power points.



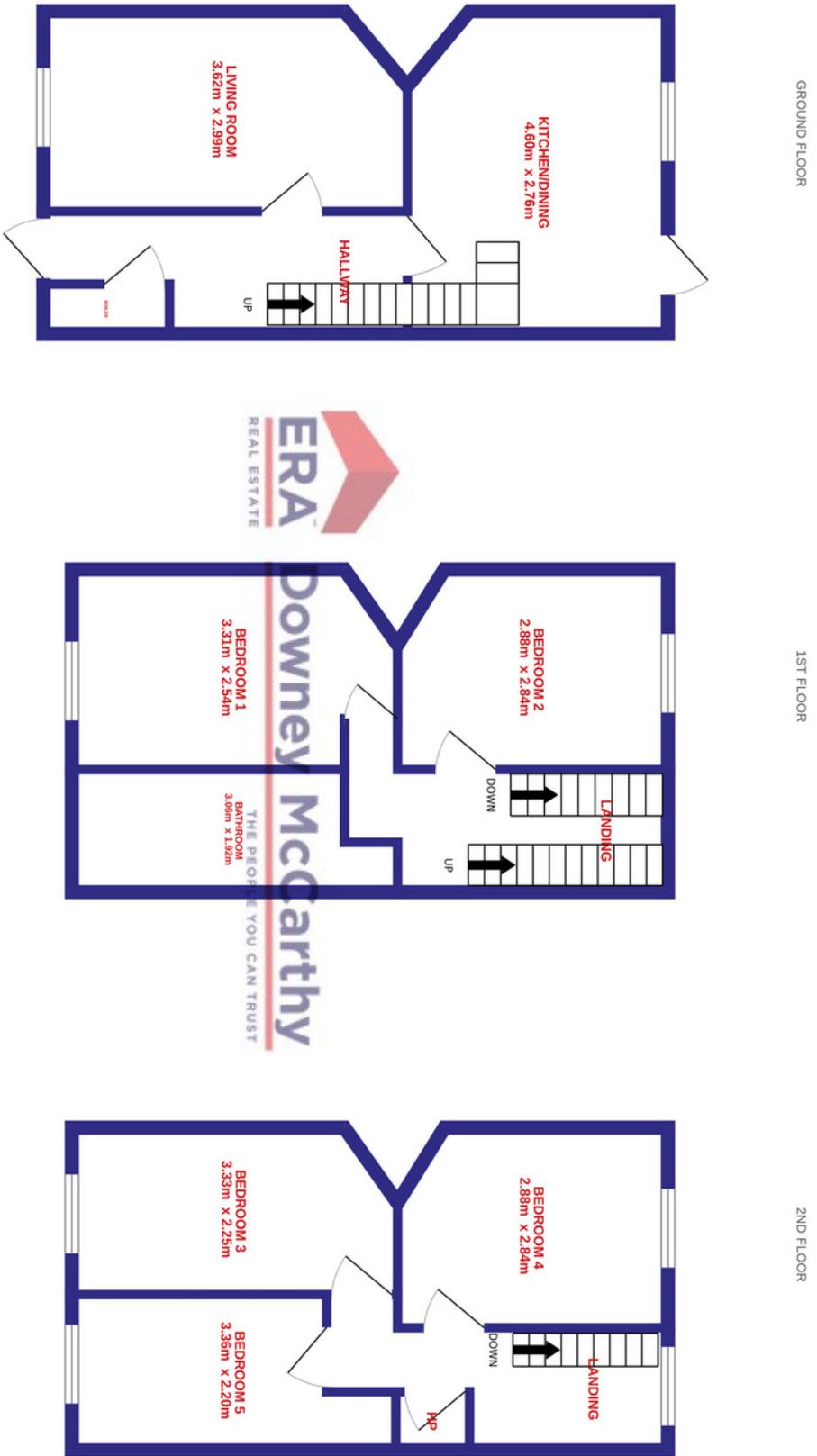
| **BEDROOM 5**

3.36m x 2.2m (11'0" x 7'2")

This bedroom has a window to the front of the property, a centre light piece, a radiator, laminate flooring and power points.



FLOOR PLAN



Downey McCarthy

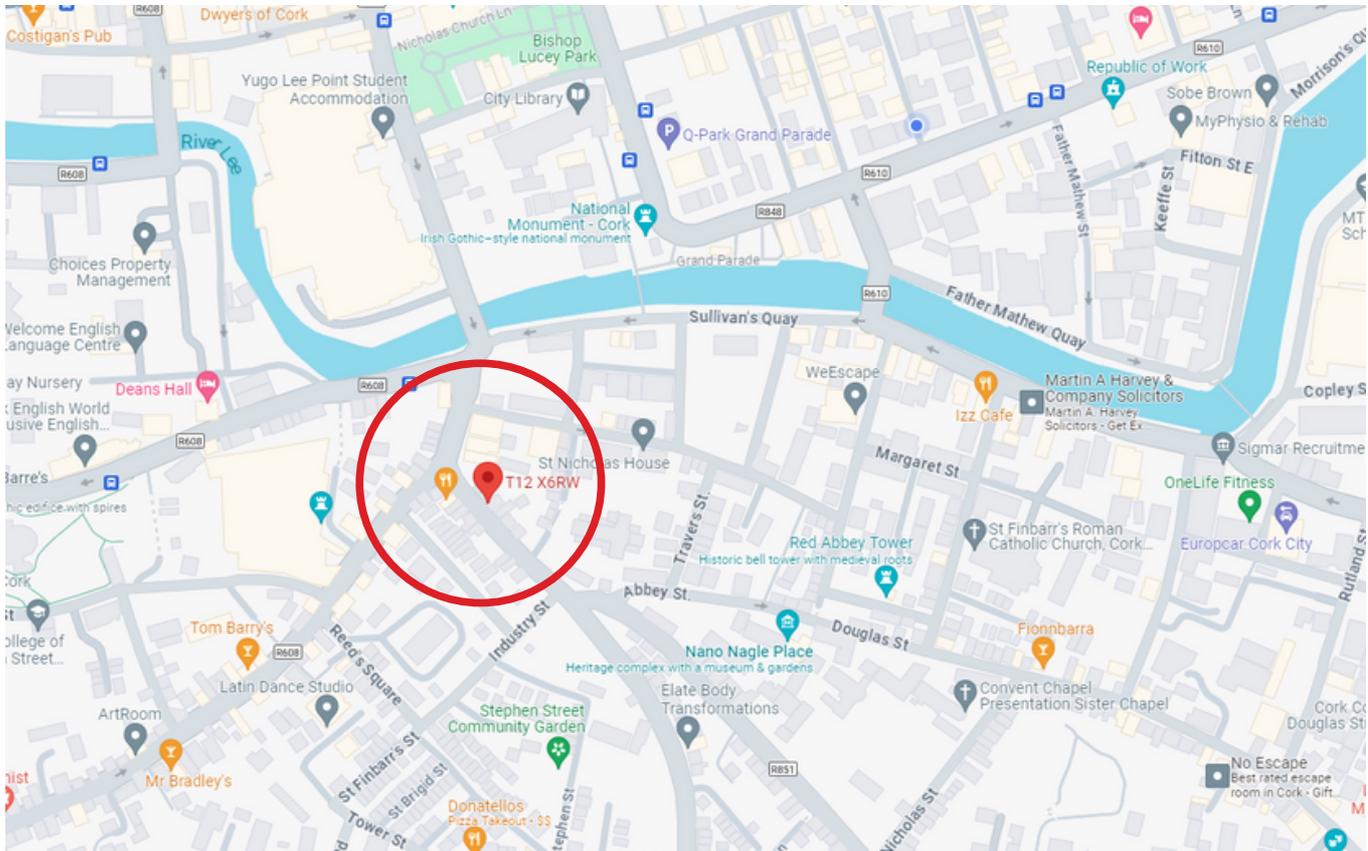
THE PEOPLE YOU CAN TRUST

TOTAL FLOOR AREA : 89.2 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 existence can be given. Made with Metropix ©2023

| DIRECTIONS

Please see Eircode T12 X6RW for directions.



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