

34 Tyrone Place, Cork City



ERA Downey McCarthy Auctioneers are delighted to present to the market this well-maintained two bedroom terraced house, occupying a most convenient location just a few minutes' walk to Cork city centre and all amenities including bars, restaurants, pharmacies, medical centres, gyms, transport links, schools and more.



AMV: €175,000



60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 58.17 Sq. M. / 626 Sq. Ft.
- Built in 1900
- BER G
- PVC double glazed windows
- Gas fired central heating
- Two bedrooms
- Extended kitchen to the rear
- Well-maintained throughout
- On street parking available with resident's permit
- Convenient location

| RECEPTION HALLWAY

2.7m x 0.91m (22'7" x 3'0")

A PVC door with centre glass panelling allows access to the reception hallway. The hallway has laminate flooring, one radiator, timber panelling on the walls and one centre light piece.

| DINING ROOM

2.73m x 2.87m (16'8" x 20'5")

Located to the front of the property, the dining room features carpet flooring, one centre light piece, one large radiator, two power points, built-in display unit and a large window. Double doors allow access to the living room.



| LIVING ROOM

2.91m x 3.08m (10'8" x 11'6")

The living room has laminate flooring, one centre light piece, neutral décor, built-in display and storage units, one radiator, six power points and a feature stone effect wall with gas fire. Stairs from this room lead you to the first floor and there are doors accessing the rear yard and kitchen, respectively.



| KITCHEN

2.66m x 3m (6'1" x 4'6")

The extended kitchen features units at eye and floor level, laminate flooring, wall tiling, one skylight, a window overlooking the rear yard, one radiator, neutral décor and power points. The kitchen includes an under counter fridge, oven/hob, washing machine and a stainless steel sink. A door allows access to a downstairs shower room.



| SHOWER ROOM

1.72m x 1.39m (6'1" x 4'6")

This room features a two piece suite including an electric shower, floor and wall tiling, one centre light piece and one window to the rear.



| STAIRS AND HALL

2.29m x 0.71m (10'8" x 12'1")

The stairs to the first floor has carpet flooring. At the top of the landing there is laminate flooring, one centre light piece, access to the attic and a window to the rear.



| BEDROOM 1

2.7m x 4.01m (8'8" x 13'1")

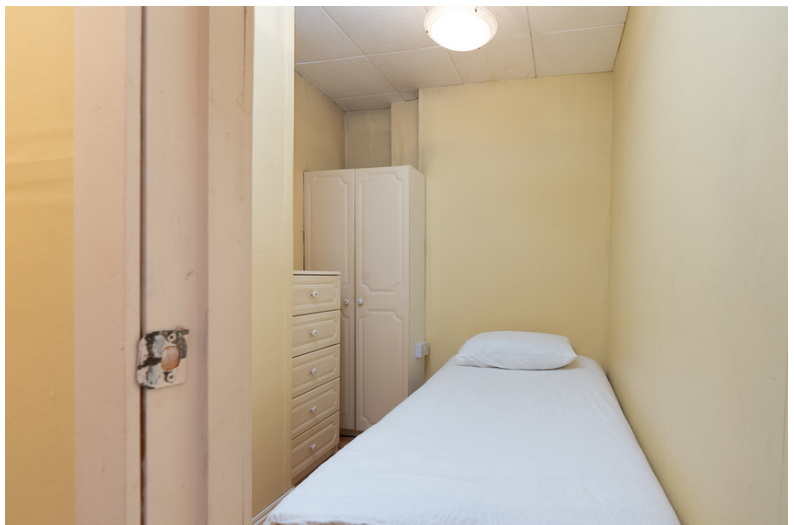
This spacious double bedroom has two windows to the front of the property, flooding the room with natural light. The room has laminate flooring, one centre light piece, built-in storage units, one large radiator and neutral décor.



| BEDROOM 2

1.06m x 2.29m (3'4" x 7'5")

This single room has one centre light piece, neutral décor, two power points and laminate flooring.



| BATHROOM

1.92m x 2.49m (6'2" x 8'1")

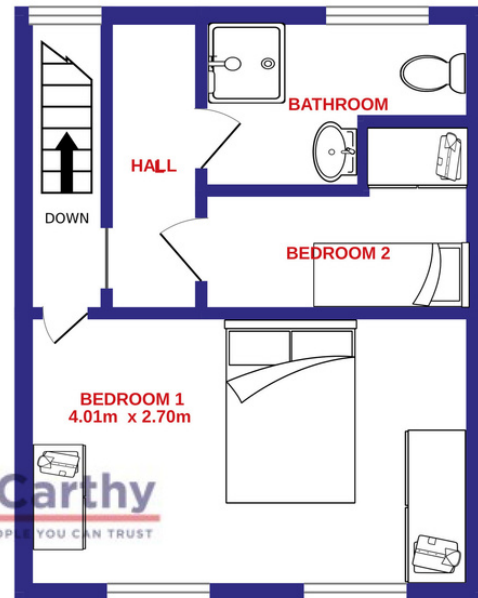
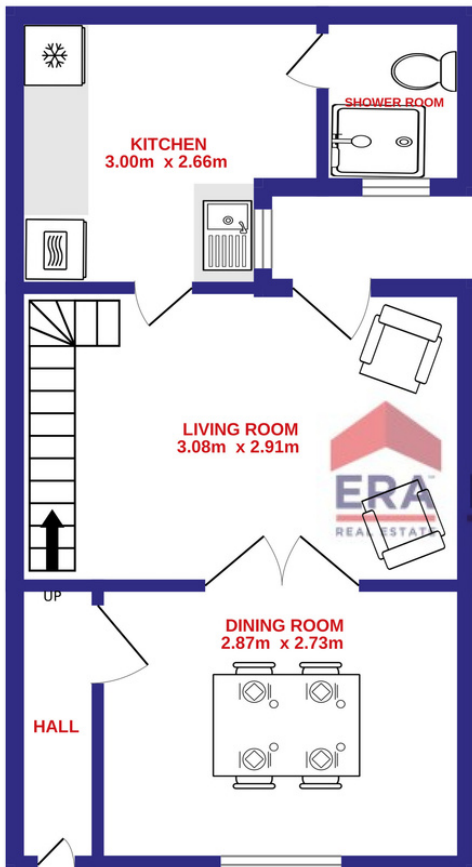
The main family bathroom features a three piece suite including a corner shower cubicle. There is laminate flooring, one centre light piece, one large radiator and one frosted window to the rear of the property.



| FLOOR PLAN

GROUND FLOOR

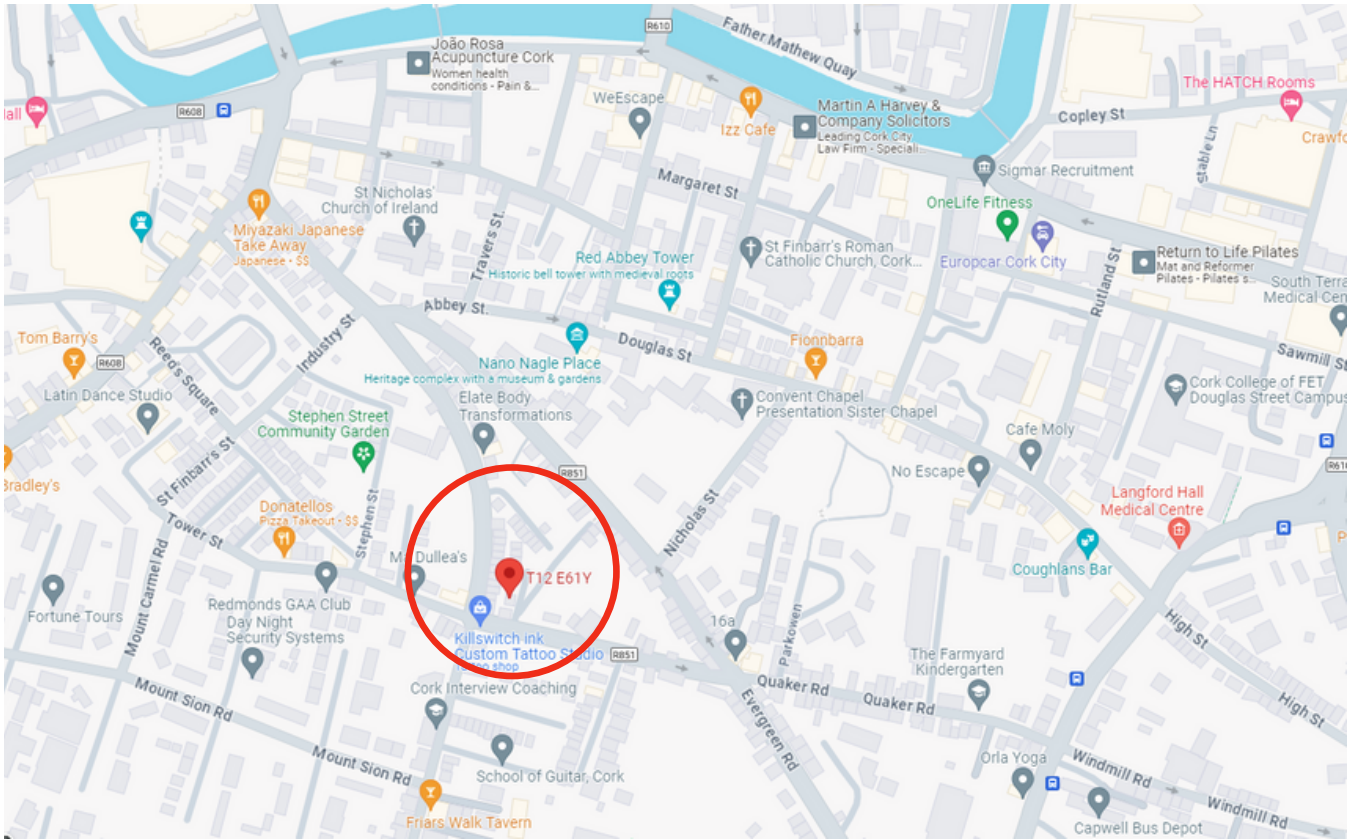
1ST FLOOR



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 T12 E61Y for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

Solicitor Details:

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