

22 Red Abbey Street, Cork City



ERA Downey McCarthy are delighted to launch to the market this beautiful and unique, 'bijou' property located in a superb central position in an historic area of the city, adjacent to the 14th-century Augustinian Red Abbey. The property is presented in superb condition throughout and benefits greatly from its positioning close to the city centre and all essential and recreational amenities, public transport hubs and employers to include University College Cork, South Infirmary Hospital and Cork College of Commerce.



AMV: €225,000

BER C2

60 South Mall, Cork.

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PSRA No. 002584

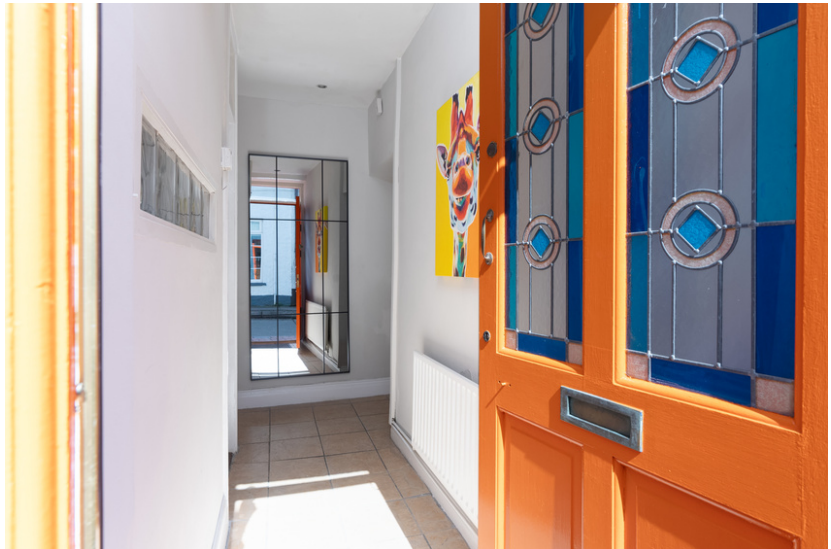
| FEATURES

- Approx. 56.95 Sq. M . / 613 Sq. Ft.
- BER C2
- Superb condition
- Beautiful décor throughout
- Fully floored and converted attic
- Ideal city centre location
- 3 minutes' walk to South Mall and St. Patrick's Street
- Close proximity to a host of amenities including shops, supermarkets, bars, restaurants, pharmacy, bus routes, gym etc.
- Ideal for owner occupier/first time buyer

| RECEPTION HALLWAY

3.6m x 1m (11'8" x 3'2")

A solid door with beautiful feature stain glass panelling allows access to the main reception hallway. The bright and welcoming hallway has tile flooring, one radiator, recessed spot lighting, attractive décor, a fuse board and a small frosted window.



| LIVING ROOM

3.78m x 4.4m (12'4" x 14'4")

This spacious dual aspect room is flooded with natural light. There is one window to the front of the property and one window to the side, timber flooring, attractive neutral décor, one large radiator, and one centre light fitting.



| KITCHEN

2.63m x 2.65m (8'6" x 8'6")

The kitchen has solid fitted units at eye and floor level with worktop counter and tile splashback, tile flooring, one window to the front of the property, a stainless steel sink, space for an oven/hob/extractor fan, plumbing for a washing machine and one centre light piece. There is a door allowing access to storage space and the gas boiler is housed within this room.



| STAIRS AND LANDING

1.6m x 4.17m (5'2" x 13'6")

An original timber staircase allows access to the first floor. The landing area has laminate timber flooring, neutral décor, one centre light piece, storage space and access to a floored attic.



| BEDROOM 1

3.73m x 4.38m (12'2" x 14'3")

This spacious double bedroom is dual aspect with one window to the front of the property and one window to the side. The room features beautiful laminate timber flooring, one centre light piece, attractive neutral décor, built-in wardrobe units and a large radiator.



| BEDROOM 2/OFFICE

1.84m x 2.25m (6'0" x 7'3")

This bedroom/office has one window to the front of the property, laminate timber flooring, neutral décor, one radiator and one centre light fitting.



| BATHROOM

1.9m x 1.37m (6'2" x 4'4")

The bathroom features a three piece suite including a shower cubicle incorporating a Triton T80 electric shower, floor and wall tiling, one window to the front of the property, neutral décor, one radiator and an extractor fan.

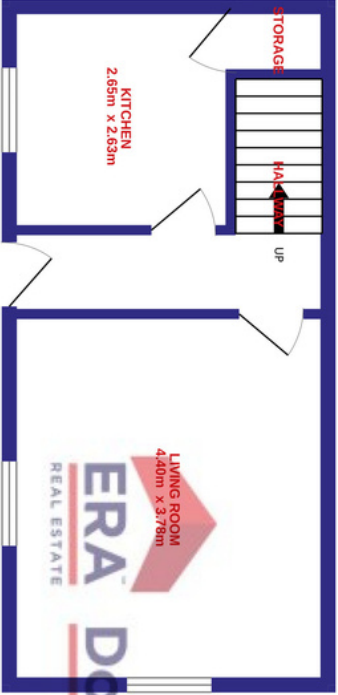


| ATTIC

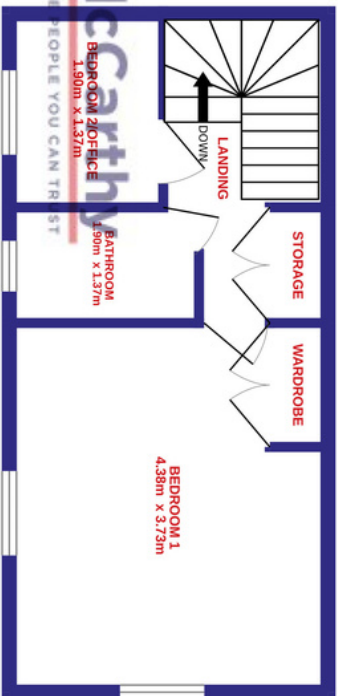
A ladder from the landing leads up to a superb converted attic space, ideal for a study or a storage area.



| FLOOR PLAN



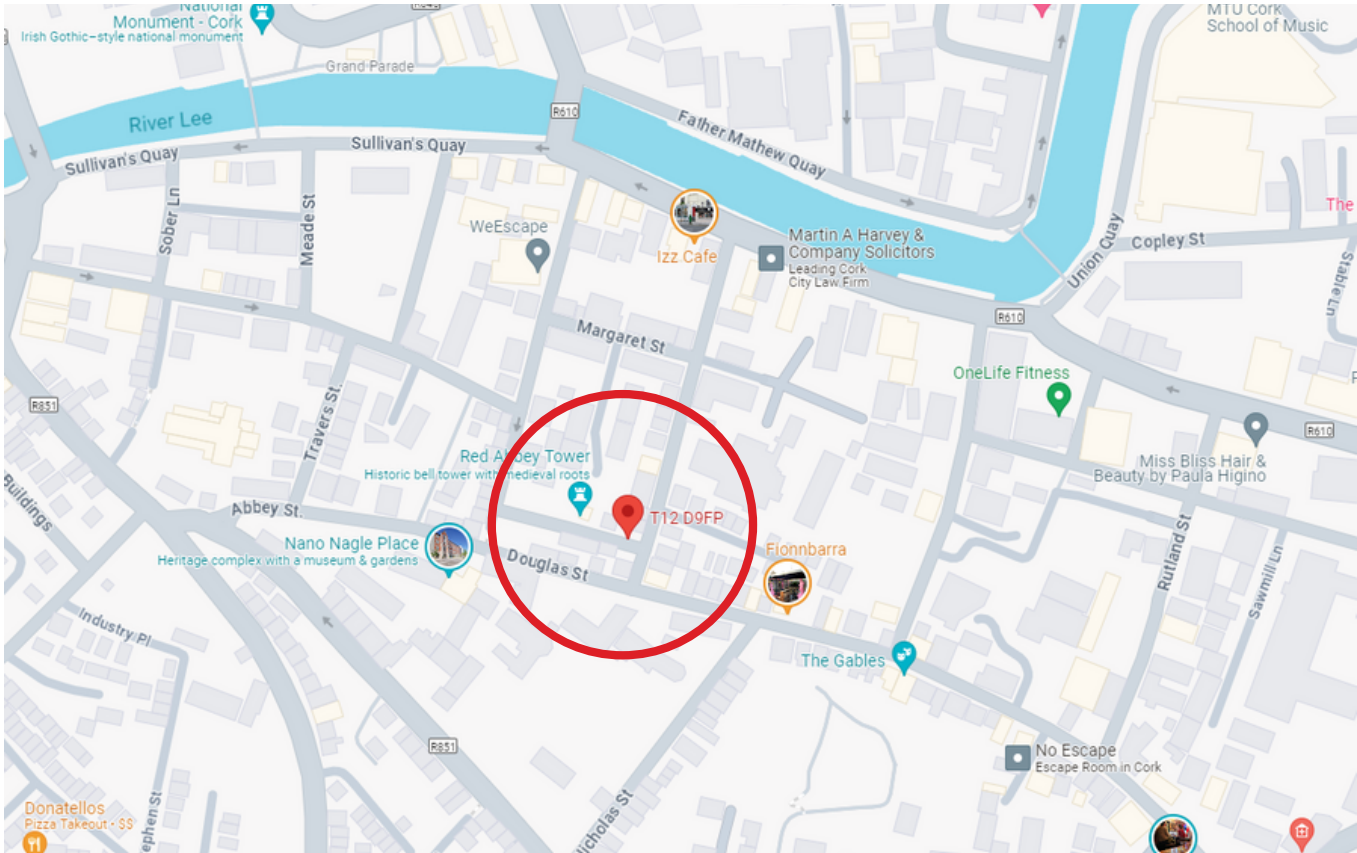
GROUND FLOOR



1ST FLOOR

| DIRECTIONS

Please see Eircode T12 D9FP for directions.



| ALL ENQUIRIES TO:



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