

58 Evergreen Street, Cork City



ERA Downey McCarthy Auctioneers are delighted to present to the market this well-maintained, three storey end of terrace property, situated on Evergreen Street and benefitting from its convenient location a stones' throw to Cork city centre and all amenities.

Accommodation consists of three apartments over three floors:

Apartment 1 offers a open plan kitchen/dining/living area, one bedroom and a bathroom.

Apartment 2 offers a kitchen, a living area, one bedroom and a bathroom.

Apartment 3 offers a kitchen, a living area, one bedroom and a bathroom.

AMV: €395,000

BER E1

60 South Mall, Cork.

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PSRA No. 002584

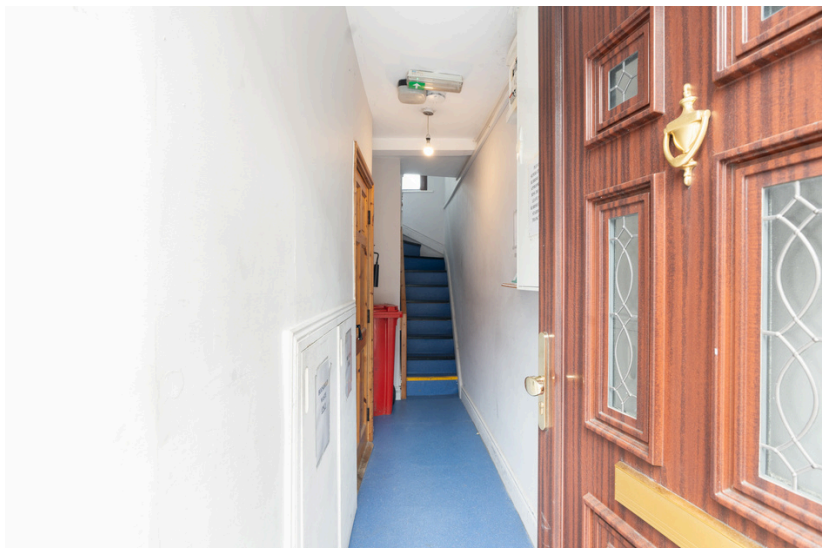
| FEATURES

- Ideal investment opportunity
- Approx. 89 Sq. M. / 958 Sq. Ft.
- Built in 1900
- BER B3
- Sold furnished
- Double glazed PVC windows
- Air to water heating system
- Three apartments over three floors
- A stones' throw to Cork city centre and all amenities including restaurants, bars, pharmacy, medical centres, gyms, transport links, schools and more
- Rental income of €3,453 per month

| MAIN HALLWAY

6.26m x 0.95m (20'5" x 3'1")

A solid teak door with glass centre panelling allows access to the main entrance hallway. The hallway has one centre light piece and vinyl flooring. Access to ground floor apartment and stairs to the upper floors are accessed from here.



APARTMENT 1 - GROUND FLOOR

| ENTRANCE HALL

1.00m x 1.89m (3'2" x 6'2")

The hall has laminate flooring and solid doors accessing all rooms.

| KITCHEN/LIVING

3.35m x 4.26m (10'9" x 13'9")

The kitchen/living area has two windows to the front of the property, allowing extensive natural light to fill the room. There is one large radiator, one centre light piece, laminate timber flooring, power points and wall-mounted shelving. The kitchen has fitted units at eye and floor level with worktop counter and tile splashback, fitted oven/hob/extractor fan, under counter fridge and a stainless steel sink.



| BEDROOM

2.61m x 3.12m (8'5" x 10'2")

This double bedroom has one window to the rear, laminate timber flooring, one centre light piece, fitted wardrobe units, one radiator.



| BATHROOM

2.25m x 2.18m (7'3" x 7'1")

The bathroom features a three piece suite including a shower cubicle, laminate flooring, wall tiling, plumbing for a washing machine, fitted storage units, one centre light piece, one window to the side and a PVC door allowing access to a rear yard.



APARTMENT 2 - FIRST FLOOR

| ENTRANCE HALL

1.00m x 1.89m (3'2" x 6'2")

The hall has laminate flooring and solid doors accessing all rooms.

| LIVING ROOM

2.68m x 3.19m (8'7" x 10'4")

The living room has one window to the front, laminate timber flooring, one centre light piece, one radiator.



| KITCHEN

1.98m x 2.12m (6'4" x 6'9")

The kitchen has fitted units at eye and floor level with worktop counter and tile splashback, laminate flooring, fitted oven/hob/extractor fan, under counter fridge and washing machine, a stainless steel sink and power points.



| **BEDROOM**

2.82m x 2.69m (9'2" x 8'8")

This double bedroom has one window to the rear, laminate timber flooring, one centre light piece, fitted wardrobe units, one radiator.



| **BATHROOM**

0.93m x 2.12m (3'0" x 6'9")

The bathroom features a three piece suite including a shower cubicle, laminate flooring, one centre light piece, wall tiling.



APARTMENT 3 - SECOND FLOOR

| ENTRANCE HALL

1.00m x 1.89m (3'2" x 6'2")

The hall has laminate flooring and solid doors accessing all rooms.

| LIVING ROOM

2.96m x 3m (9'7" x 9'8")

The living room has one dormer window to the front, laminate timber flooring, one centre light piece, one radiator.



| KITCHEN

1.94m x 2.01m (6'3" x 6'5")

The kitchen has fitted units at eye and floor level with worktop counter and tile splashback, laminate flooring, fitted oven/hob/extractor fan, under counter fridge, a stainless steel sink and power points.



| BEDROOM

2.79m x 2.88m (9'1" x 9'4")

This double bedroom has one dormer window to the rear, laminate timber flooring, one centre light piece, fitted wardrobe units, one radiator.



| BATHROOM

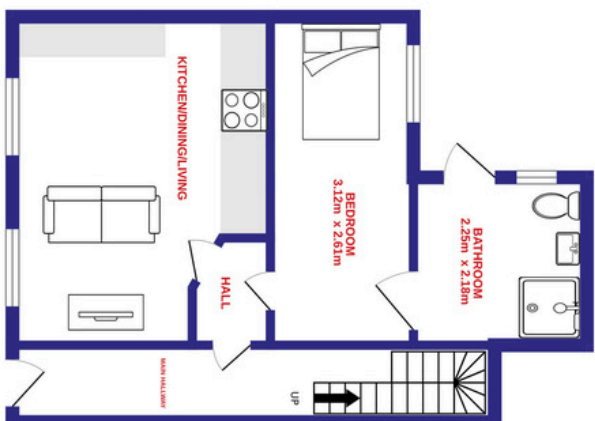
0.88m x 2.44m (2'8" x 8'0")

The bathroom features a three piece suite including a shower cubicle, laminate flooring, one centre light piece, wall tiling.

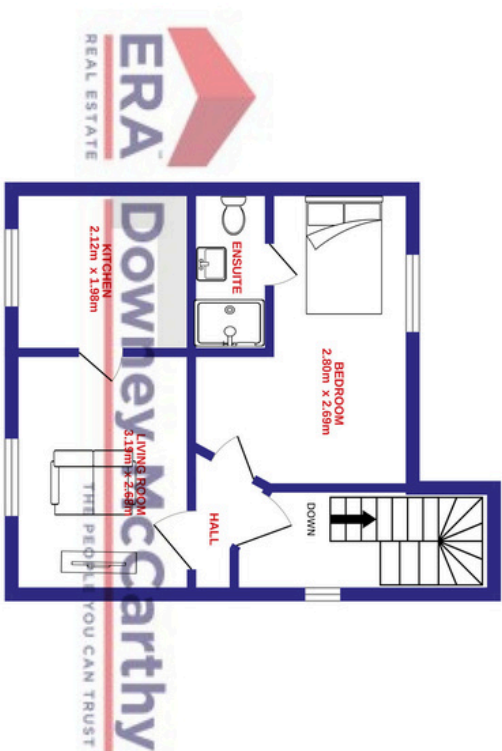


| FLOOR PLAN

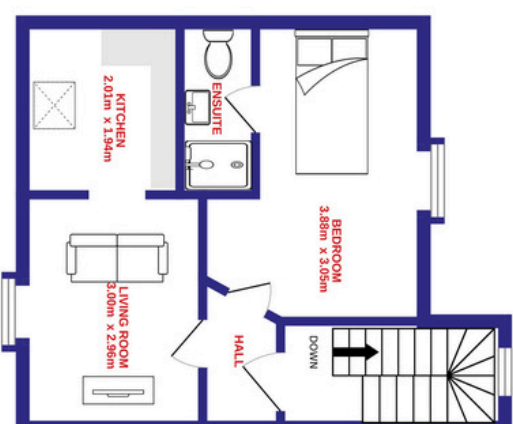
APARTMENT 1 - GROUND
FLOOR



APARTMENT 2 - FIRST
FLOOR

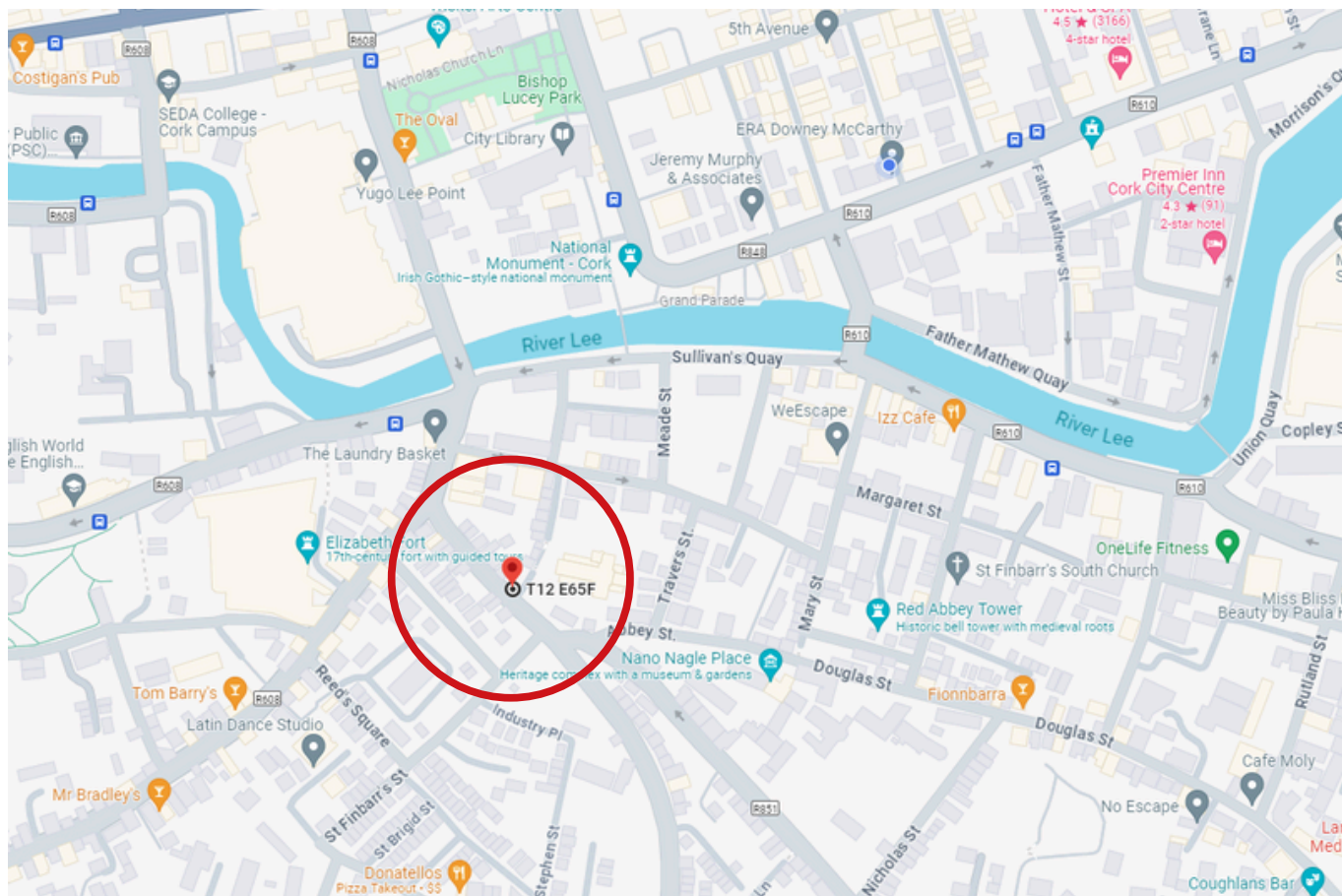


APARTMENT 3 - SECOND
FLOOR



| DIRECTIONS

Please see Eircode T12 E65F for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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