

## 62 Sarsfield's Terrace, Richmond Hill, Cork City Centre



ERA Downey McCarthy are delighted to bring to market this superb and recently renovated two bedroom terraced home, ideally situated in a prime city centre location in a quiet cul-de-sac off St. Patrick's Hill, just a 5 minutes' walk to Cork city centre, St. Luke's Cross, and all amenities. An ideal first time buy or investment opportunity, viewing comes highly recommended to appreciate what this fine home has to offer.



**AMV: €250,000**



**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Ideal first time buy or investment opportunity
- Superb condition throughout
- Quiet cul-de-sac location
- Approx. 60 Sq. M. / 646 Sq. Ft.
- Gas fired central heating
- Attractive neutral décor
- Two double bedrooms
- Enclosed rear yard
- Adjacent to Bell's Field public park
- 5 minutes' walk to Cork city centre
- A short walk to St. Luke's Cross

## | ENTRANCE HALLWAY

1.79m x 0.86m (5'8" x 2'8")

The entrance hallway has one centre light fitting and decorative laminate flooring.

## | LIVING ROOM

5.58m x 3.3m (18'3" x 10'8")

The superbly presented living room has one window overlooking the front of the property, attractive neutral décor, one radiator cleverly disguised behind a radiator cover, two light pieces, eight power points, one fireplace with gas insert, built-in display and storage unit with shelving and new carpet flooring. An open arch leads you through to the kitchen.





## | KITCHEN

2.73m x 2.05m (8'9" x 6'7")

The kitchen has built-in units at eye and floor level with tile splash back and a doorway allows access into the rear yard. The room has one Velux window, attractive neutral décor, integrated electric hob and oven, plumbing for a washing machine and laminate flooring.



## | BATHROOM

1.32m x 1.96m (4'3" x 6'4")

The main bathroom has one centre light fitting, attractive neutral décor, one wall mounted light fitting and a window overlooks the rear of the property. The room has fully tiled walls, laminate flooring and features a four piece suite to include a bath with a Mira Elite electric shower overhead, W.C and a wash hand basin.



## | STAIRS AND LANDING

2.87m x 0.77m (9'4" x 2'5")

The stairs and landing are fitted with carpet flooring throughout. The landing area has one centre light fitting and one window overlooking the rear of the property.

## | **BEDROOM 1**

2.54m x 4.16m (8'3" x 13'6")

A spacious double bedroom with two windows overlooking the front of the property. The room has one wall-mounted light piece, one radiator cleverly disguised behind a radiator cover, new carpet flooring, attractive neutral décor and four power points.



## | **BEDROOM 2**

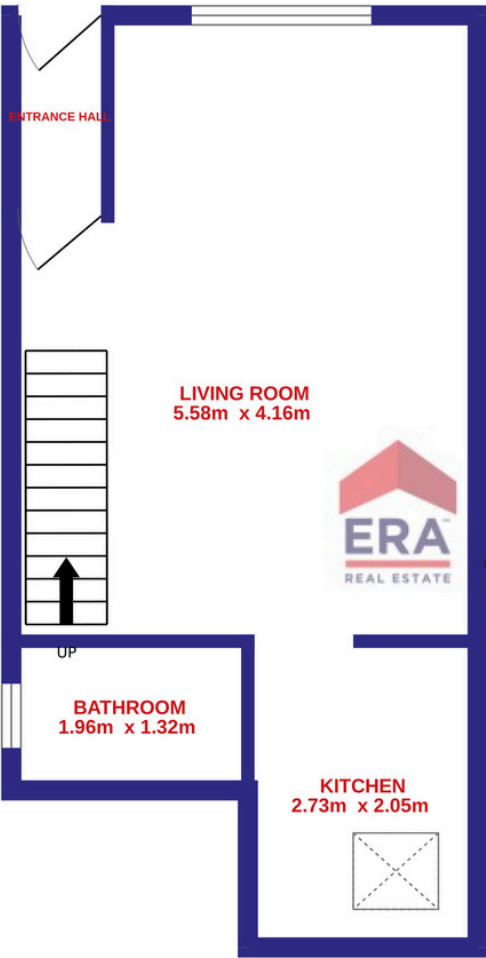
2.77m x 3.32m (9'0" x 10'8")

Another double bedroom with one window overlooking the rear of the property. Features include one radiator, four power points, attractive neutral décor and carpet flooring.

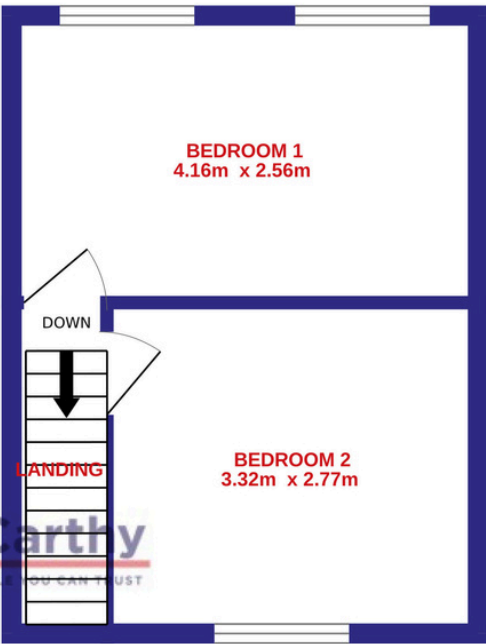


| FLOOR PLAN

GROUND FLOOR

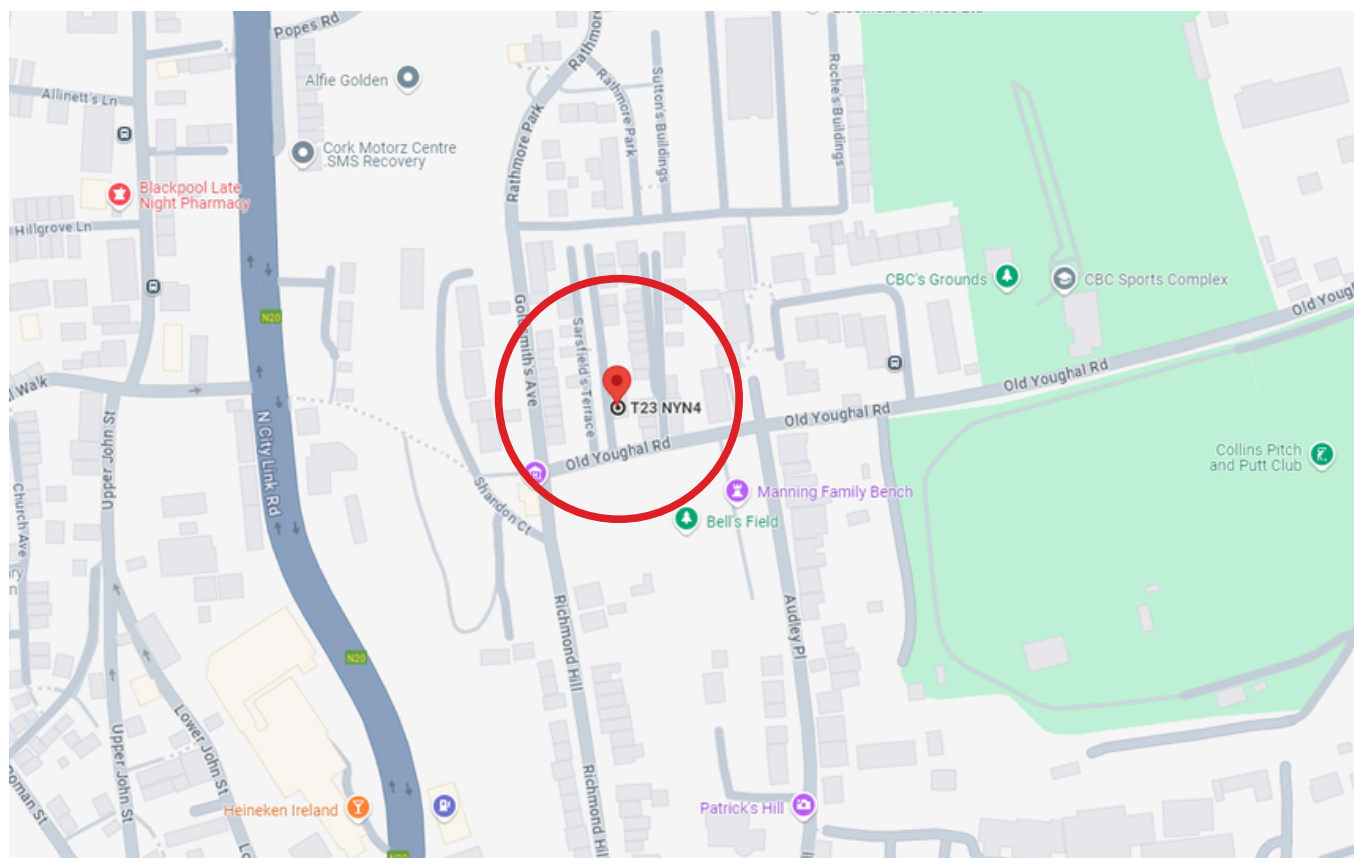


1ST FLOOR



## | DIRECTIONS

Please see Eircode T23 NYN4 for directions.



## | ALL ENQUIRIES TO:

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