

## 105 Old Youghal Road, Dillons Cross, Cork



ERA Downey McCarthy are very pleased to present this conveniently located one bedroom terraced property which is ideally situated in Dillons Cross, Cork. Situated close to the city centre and with local amenities and public transport on its doorstep, this property has a lot to offer potential purchasers. Viewing highly recommended.

Accommodation consists of kitchen/dining room, back hallway, living room/study/home office and a bathroom on the ground floor. Upstairs the property has a spacious double bedroom. There is no back door, no yard or garden and parking is available on the street.

**AMV: €175,000**

**BER E1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 40.15 Sq. M / 432 Sq. Ft
- Originally built in 1900
- Renovated in 2004/5
- BER E1
- Natural gas fired central heating
- Newly fitted boiler - this year
- Large double bedroom upstairs
- Spare room downstairs could be a handy office
- Convenient, sought-after location
- 10 minutes' walk from Cork city centre
- Serviced by the 208 bus route
- Close to local amenities including shops, bars, cafes, schools and church

## | KITCHEN

4.44m x 2.68m (14'5" x 8'7")

A solid teak door allows access into the kitchen. The kitchen has solid fitted units at eye and floor level with a worktop counter and tiled splashback, oven/hob/extractor fan, space for a washing machine and a fridge freezer, vinyl flooring, ample power points throughout, a window to the front of the property, a large radiator, electrical service board, and two light fittings. The new gas boiler is vented to the front wall and a door allows access into the back hallway



## | BACK HALLWAY

3.24m x 2.76m (10'6" x 9'0")

The hallway has a continuation of the lino flooring, and two steps lead to the living room.

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## | BATHROOM

1.64m x 2.41m (5'3" x 7'9")

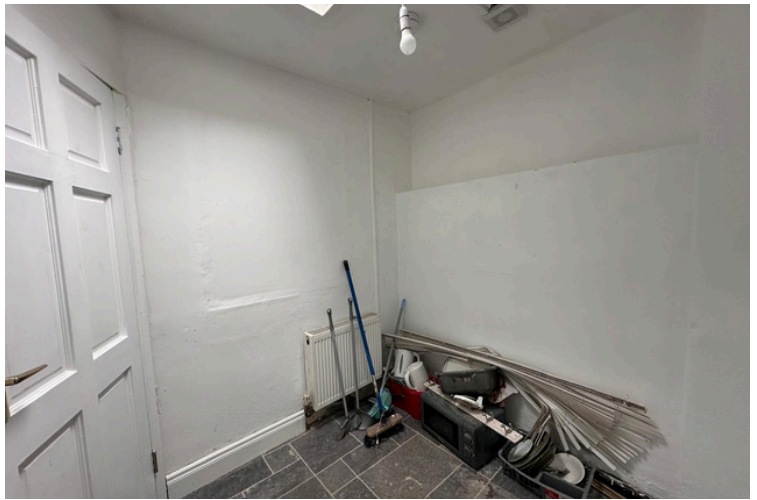
The main bathroom features a three piece suite including a corner shower cubicle which incorporating a Mira V electric shower. The bathroom has one Velux window, lino flooring, and access to a hot press.



## | LIVING ROOM/STUDY

2.15m x 2.1m (7'0" x 6'8")

Cosy room to the back of the property - ideal study/home office.



## | STAIRS AND LANDING

Carpeted stairs lead to the first floor bedroom.

## | BEDROOM

3.9m x 2.78m (12'7" x 9'1")

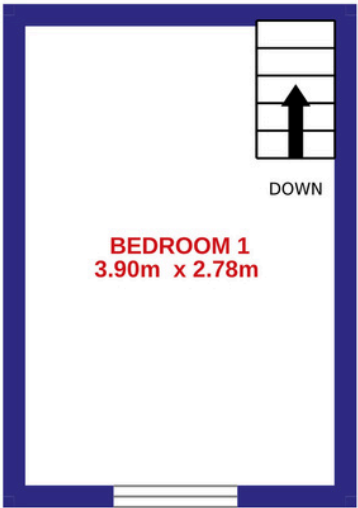
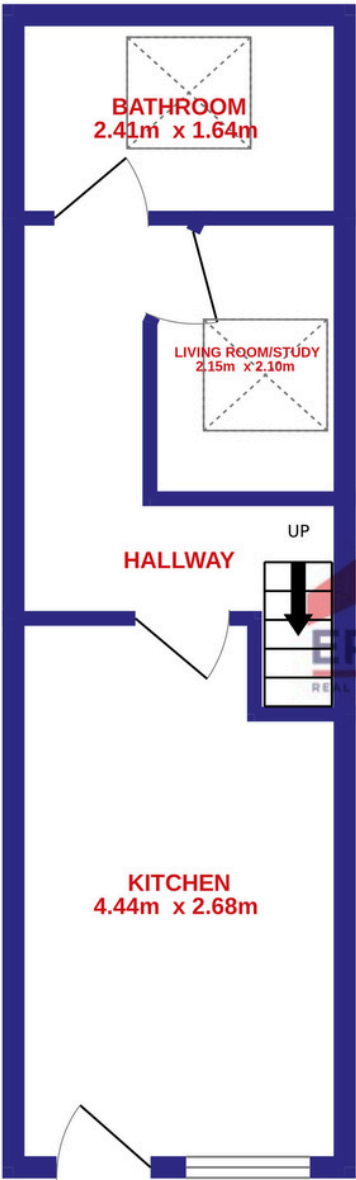
This large double bedroom is bright and spacious with one window overlooking the front of the property, and one Velux window to the rear. The room has carpet flooring, one centre light piece, one smoke alarm, and one large radiator.



# | FLOOR PLAN

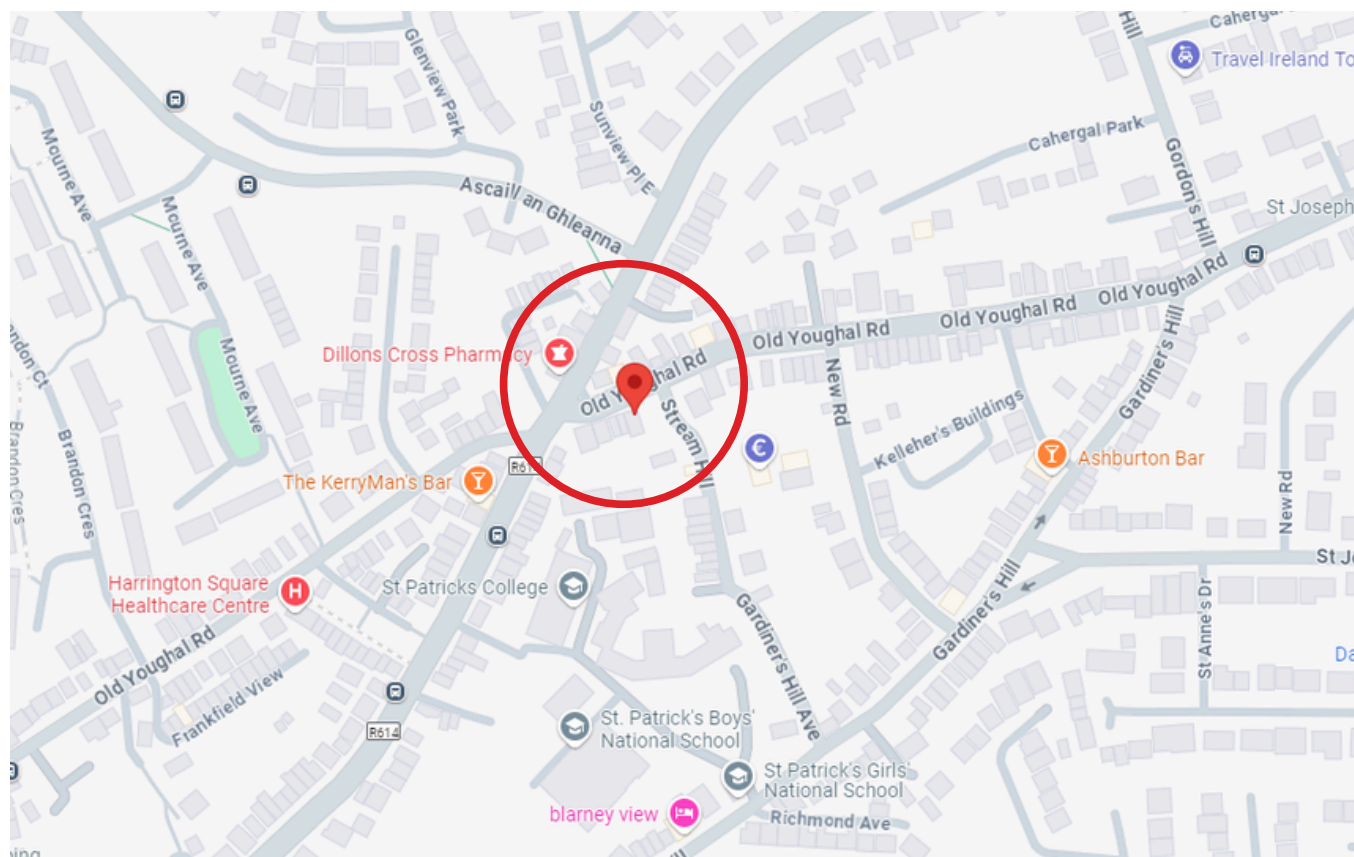
GROUND FLOOR

1ST FLOOR



## | DIRECTIONS

Please see Eircode T23 V2N8 for directions.



## | ALL ENQUIRIES TO:



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