

## 110 Old Youghal Road, Dillons Cross, Cork



ERA Downey McCarthy is delighted to launch to the market this conveniently located and beautifully presented one bedroom terraced property which is situated in Dillons Cross. The property was renovated in recent years and comes to the market in excellent condition. Situated close to Cork city centre and with local amenities and public transport on its doorstep, this property has a lot to offer potential purchasers. Viewing highly recommended.



**AMV: €175,000**

**BER E1**

**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

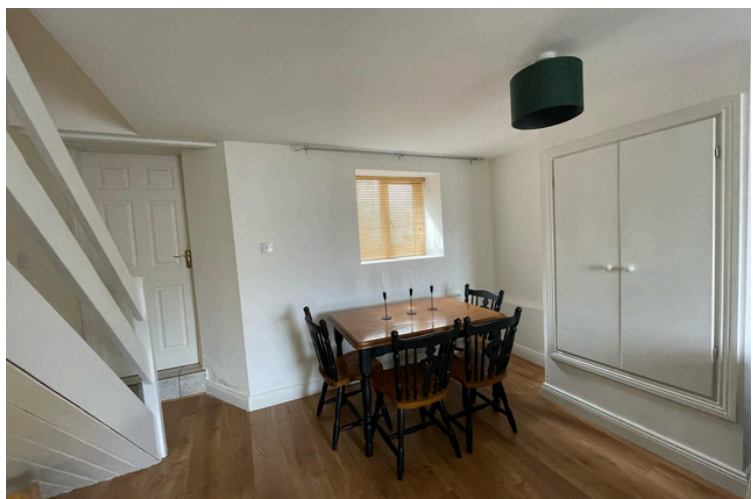
## | FEATURES

- Approx. 44.13 Sq. M. / 475 Sq. Ft.
- Built in 1899
- BER E1
- Oil fired central heating
- New roof
- Mix of single and double glazed windows
- Well-presented throughout
- Attractively decorated
- Large double bedroom upstairs
- No rent cap
- Enclosed rear yard
- Convenient, sought-after location
- 10 minutes' walk from Cork city centre
- Serviced by the 207 and 208 bus routes
- Close to local amenities including shops, bars, cafes, schools and church

## | LIVING/DINING ROOM

4.92m x 3.91m (16'1" x 12'8")

A solid teak door with frosted glass fan light panelling allows access into the living room. The dual aspect living room has one window to the front of the property, one window to the rear, high quality timber flooring, two centre light fittings, open insert for a stove, access to storage space, two large radiators, and neutral décor. The hot press is also located within this room.





## | KITCHEN

2.82m x 2.08m (9'2" x 6'8")

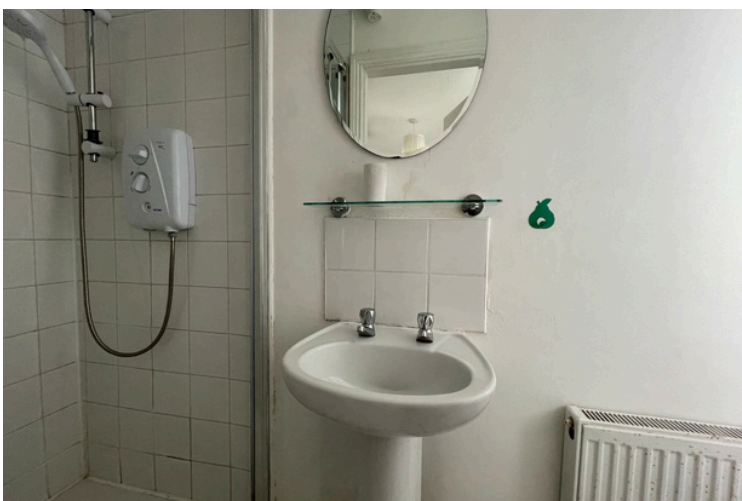
The kitchen has tile flooring, one centre light piece, one window to the side of the property, and a door allowing access to the enclosed rear yard. The kitchen features solid fitted units at eye and floor level, worktop counter, tile splashback, a stainless steel sink, integrated oven and hob, plumbing for a washing machine, one radiator, and a breakfast bar.



## | BATHROOM

0.78m x 2.09m (2'5" x 6'8")

Located on the ground floor, the bathroom features a three piece suite including a corner shower cubicle incorporating a Triton T80 electric shower, one window to the rear, floor and wall tiling, one light fitting, and one radiator.



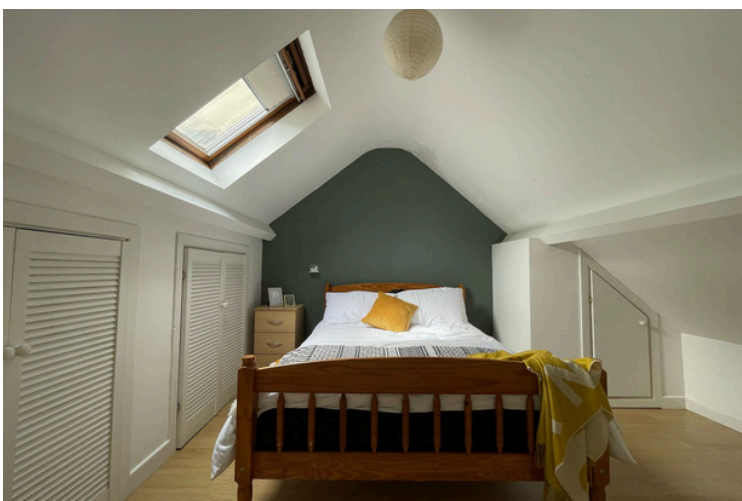
## | STAIRS AND LANDING

Stairs from the living room lead to the first floor bedroom.

## | BEDROOM

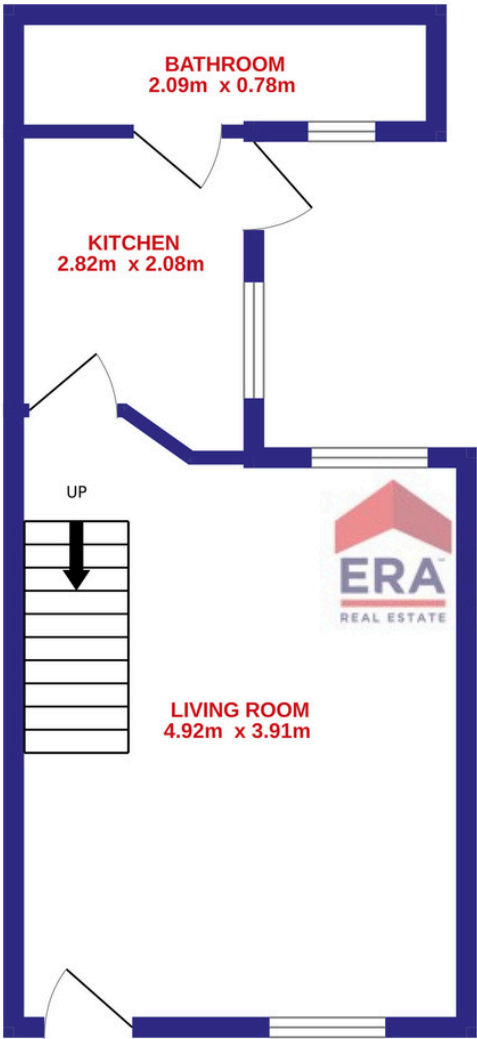
3.85m x 3.96m (12'6" x 12'9")

This large double bedroom has one Velux window to the rear of the property, high quality laminate timber flooring, one centre light fitting, ample storage space, access into the eaves of the attic, attractive neutral décor, and one large radiator.

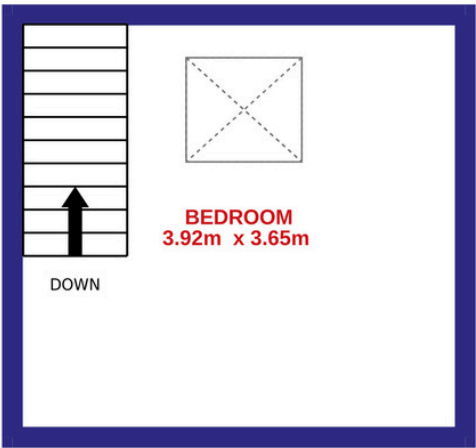


| FLOOR PLAN

GROUND FLOOR

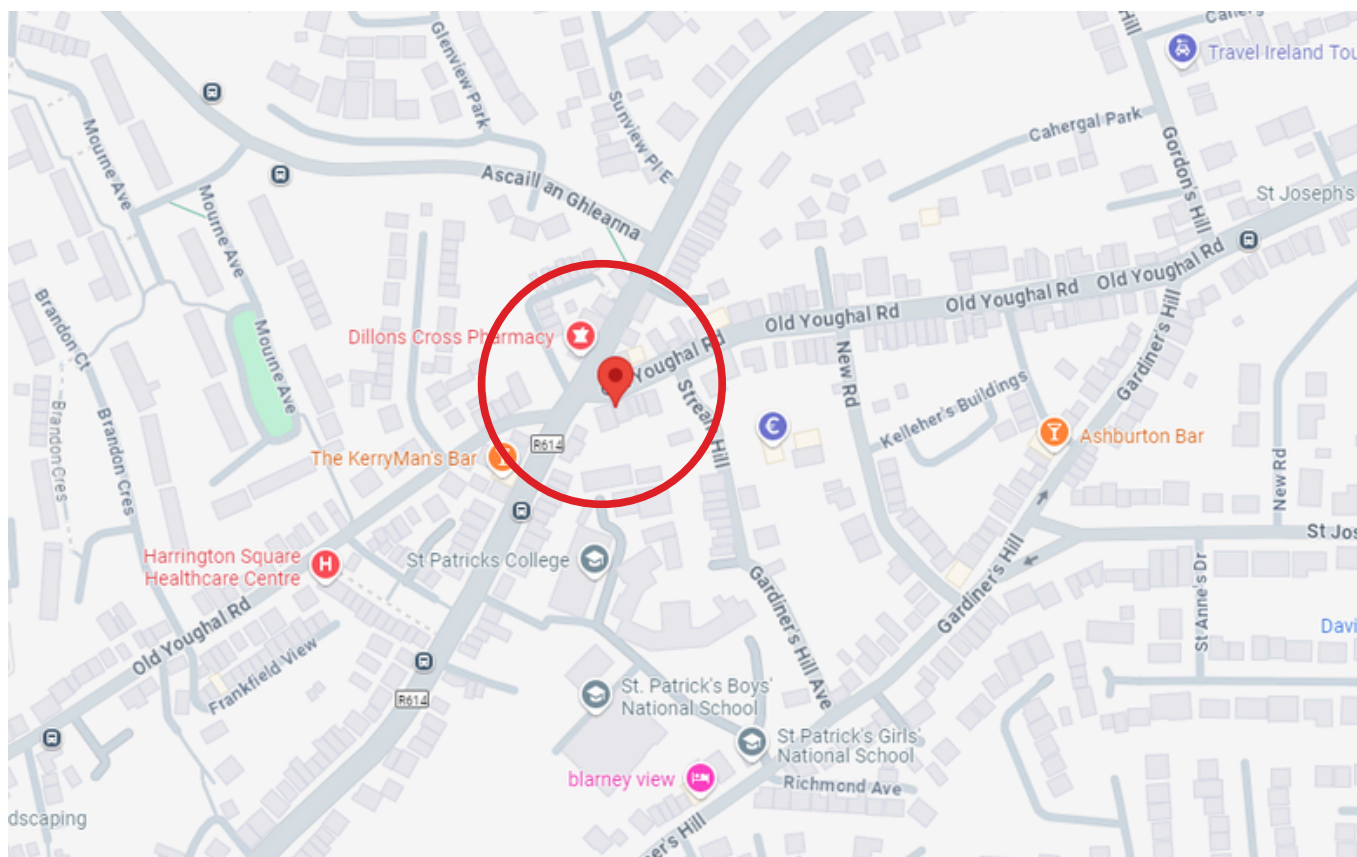


1ST FLOOR



## | DIRECTIONS

Please see Eircode T23 R2N1 for directions.



## | ALL ENQUIRIES TO:



**Michael Downey** B.Comm, MIPAV, QFA  
**087 7777117**  
**michael@eracork.ie**



**Caroline Downey** BA, MSc, MIPAV MMCEPI  
**083 0255433**  
**caroline@eracork.ie**



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