

## 23 Wycherley Terrace, College Road, Cork



ERA Downey McCarthy Auctioneers are delighted to offer to the market this four bedroom, two storey, terraced property situated in a highly sought after location in Wycherley Terrace just off College Road, Cork. This property is being sold fully furnished and has been ideally set up for student accommodation. The property is located just a 5 minute walk to University College Cork, as well as being close to a host of amenities including restaurants, bars, bus routes, schools, the Bons Secour Hospital, cafes and more.



**AMV: €325,000**

**BER D1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 54.78 Sq. M. / 590 Sq. Ft.
- Built c. 1900
- BER D1
- Gas fired central heating
- PVC double glazed windows
- Fully furnished & fitted out for student accommodation
- Potential rental income of €33,600 p.a.
- N.I.Y. 10% (on asking price)
- Enclosed rear yard and decking
- 5 minute walk to University College Cork

## | RECEPTION HALLWAY

1.15m x 1m (3'7" x 3'2")

A half panel glazed front door allows access to the reception hallway, which has one centre light fitting and tile flooring. A door from here leads through to the main living room.



## | LIVING ROOM

3.07m x 3.74m (10'0" x 12'2")

The main living room has one window overlooking the front of the property, one centre light fitting, one wall-mounted radiator, part tile flooring, part laminate timber flooring, ample power points, and a built-in television cabinet. A door allows access to a rear hall, which is open plan to the kitchen.



## | KITCHEN/DINING

5.22m x 2.04m (17'1" x 6'6")

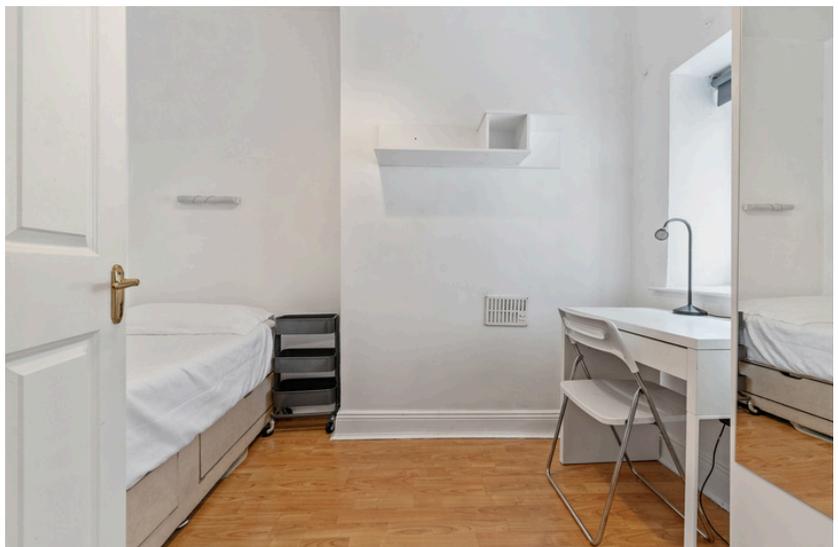
The kitchen/dining has one centre light fitting, fluorescent tube lighting, tile flooring, and stairs lead to the first floor from here. There is a window overlooking the side, and under stair storage space which has a tumble dryer. The kitchen features fitted units at eye level, worktop counter, tile splashback, free standing fridge freezer, free standing electric oven, free standing dishwasher, and a breakfast bar. A door from here allows access to the first bedroom.



## | BEDROOM 1

3.04m x 1.91m (9'9" x 6'2")

Located on the ground floor, this bedroom has one window to the rear which overlooks the enclosed yard, one centre light fitting, one wall-mounted radiator, laminate timber flooring, and furniture to include a single bed, wardrobe, study desk and chair.



## | BACK HALL

0.8m x 1.08m (2'6" x 3'5")

This area has a glazed door leading to the enclosed yard, one centre light fitting, tile flooring, and access to the shower room.

## | SHOWER ROOM

1.83m x 2.04m (6'0" x 6'6")

The L-shaped shower room features a three piece suite including a shower cubicle incorporating a Triton electric shower, one centre light fitting, one window to the rear, fully tiled walls and floor, and one radiator.



## | STAIRS AND LANDING

2.34m x 1.63m (7'6" x 5'3")

The landing has one centre light fitting, laminate timber flooring, access to the hot press which has an electric immersion and shelving, and access to the attic.



## **BEDROOM 2**

2.05m x 3.73m (6'7" x 12'2")

This bedroom has one window to the front, one centre light fitting, one wall-mounted radiator, one wash hand basin and pedestal, laminate timber flooring, and ample power points. This room also houses the gas boiler.



## **BEDROOM 3**

2.3m x 2.04m (7'5" x 6'6")

Another bedroom has one large Velux window, allowing extensive natural light to fill the area. The room has one centre light fitting, one wall-mounted radiator, one wash hand basin and pedestal, bed, wardrobe, study desk and chair, laminate timber flooring, and power points.



## **BEDROOM 4**

2.03m x 3.87m (6'6" x 12'6")

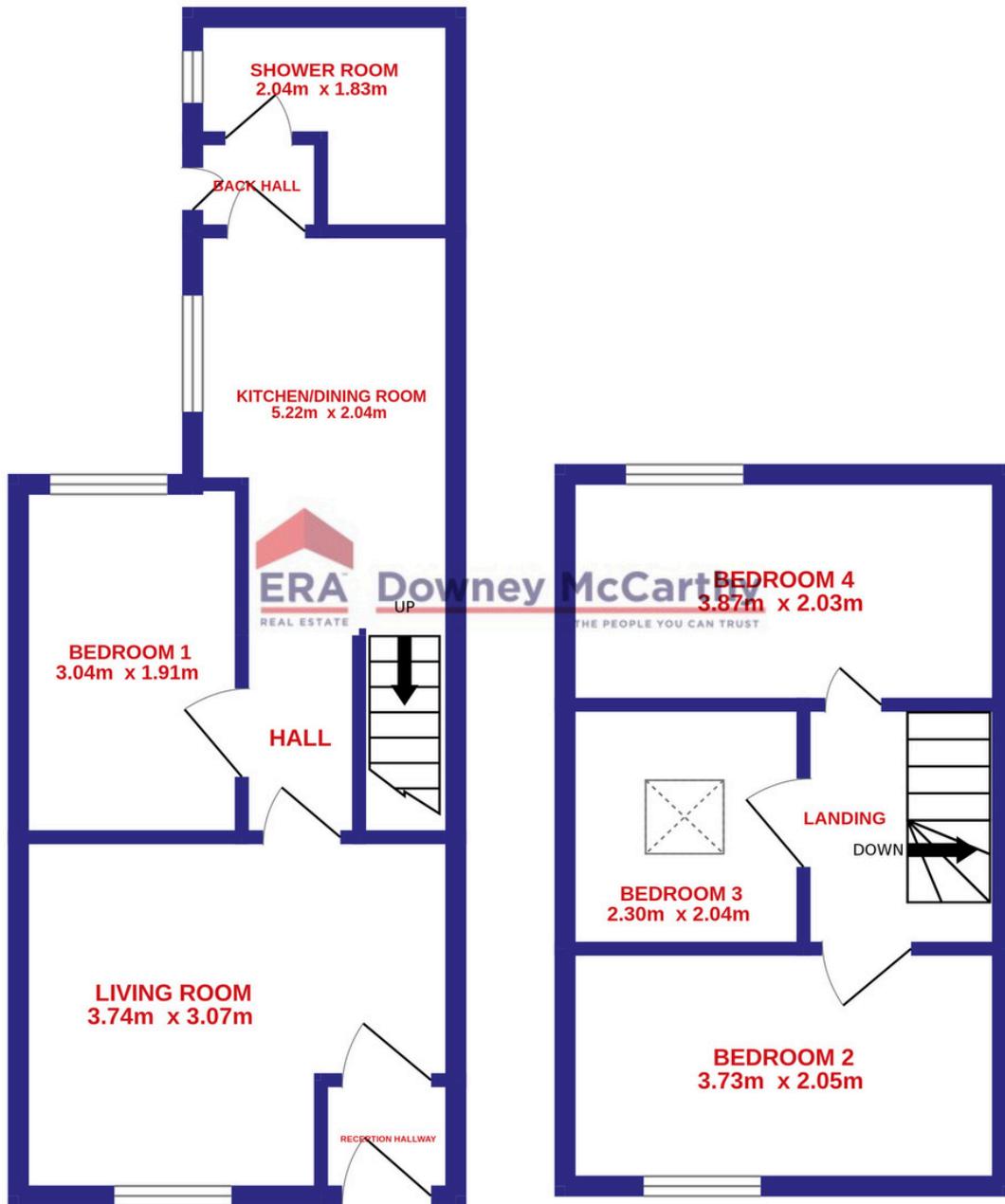
This bedroom has one window to the rear, one centre light fitting, one wall-mounted radiator, one wash hand basin and pedestal, bed, wardrobe, study desk and chair, laminate timber flooring, and power points.



# | FLOOR PLAN

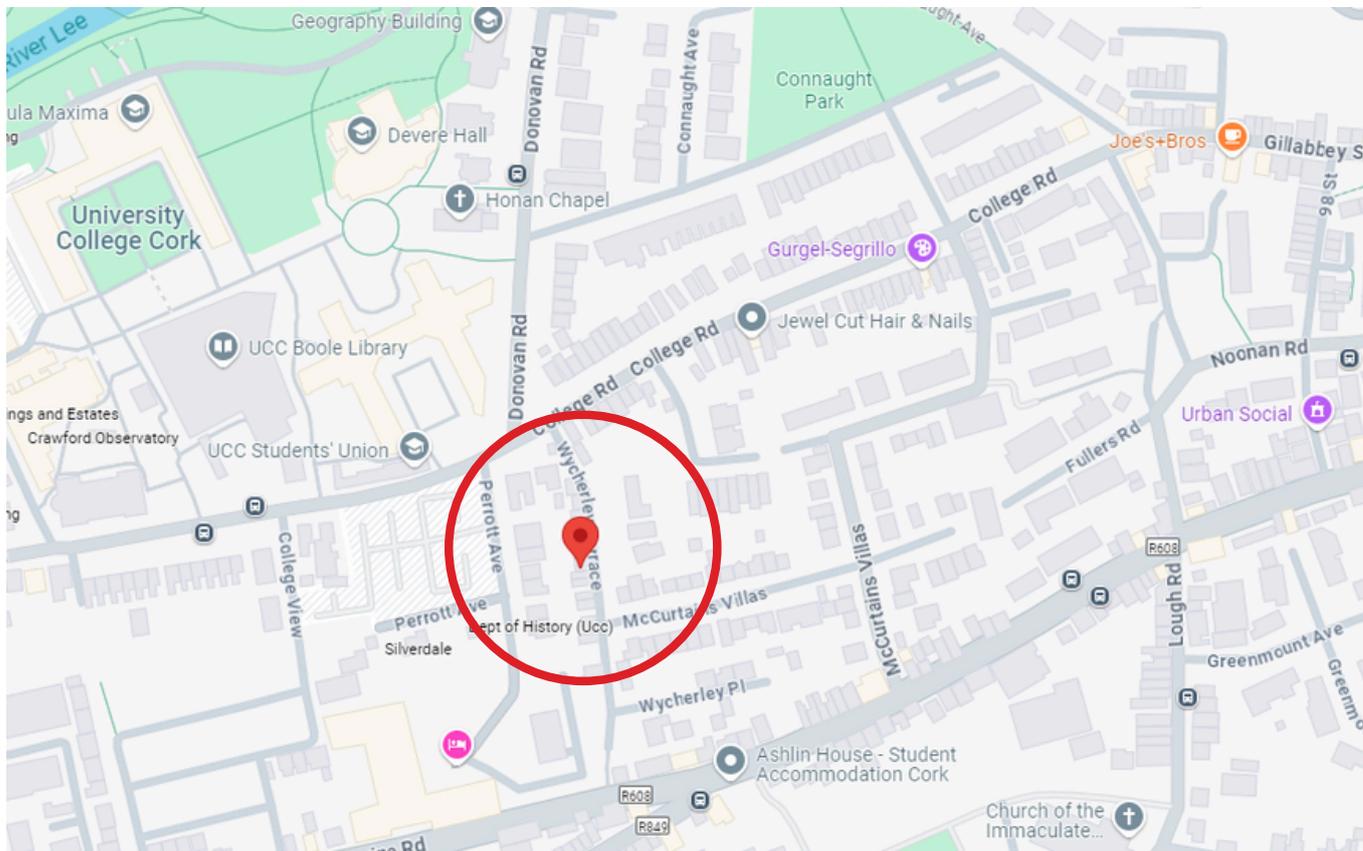
GROUND FLOOR

1ST FLOOR



## | DIRECTIONS

Please see Eircode T12 K75D for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

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