

1 Leary's Place, Barrack Street, Cork City



Judy O'Brien of ERA Downey McCarthy Auctioneers is delighted to offer to the market superbly located, three bedroom, end of terrace property situated in a highly sought after area on Barrack Street, Cork. While in need of modernisation and renovation, the property has great potential and benefits from its ideal location close to UCC, The Lough and the Tyndall Institute as well as being a mere 5 minutes' walk to Cork city centre.



AMV: €275,000

BER G

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 71.56 Sq. M. / 770 Sq. Ft.
- Built in 1930
- BER G with the potential to reach A3
- Oil central heating
- PVC double glazed windows
- Three bedrooms
- In need of modernization and renovation
- Fully enclosed rear garden and detached block built shed
- Ideal first time buy/investment opportunity
- Walking distance to Cork city centre, UCC, Tyndall Institute, Bons Secour Hospital, The Lough
- Off street parking
- Not rent capped

| RECEPTION HALLWAY

4.34m x 1.82m (14'2" x 5'9")

A PVC door with frosted glass panelling allows access to the reception hallway. The hallway has vinyl flooring, one centre light piece, and one radiator.



| LIVING ROOM

4.51m x 3.38m (14'7" x 11'0")

This is a spacious living room with vinyl flooring, one centre light piece, one window to the front of the property, an open fireplace, extensive array of display and storage units, and one radiator behind a radiator cover. A door allows access to the kitchen/dining area.



KITCHEN/DINING

2.02m x 3.39m (6'6" x 11'1")

In need of renovation, the kitchen/dining room has concrete flooring, wall tiling, a Belfast sink, storage units, one radiator, one window, and a PVC door with frosted glass panelling allows access to the garden. The hot press is also located within this room.



BATHROOM

2.32m x 1.81m (7'6" x 5'9")

Located on the ground floor, the main bathroom features a three piece suite, vinyl flooring, wall tiling, one centre light piece, one large radiator, and one frosted window to the rear.



STAIRS AND LANDING

1.1m x 2.11m (3'6" x 6'9")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one centre light piece and an access hatch to the attic.



| **BEDROOM 1**

2.89m x 4.62m (9'4" x 15'1")

This spacious double bedroom has two windows overlooking the front of the property carpet flooring, one centre light fitting, one large radiator, and power points.



| **BEDROOM 2**

3.64m x 3.13m (11'9" x 10'2")

Another double bedroom has one window overlooking the rear of the property, carpet flooring, extensive built-in wardrobe units for storage, and one wall-mounted light fitting.



| **BEDROOM 3**

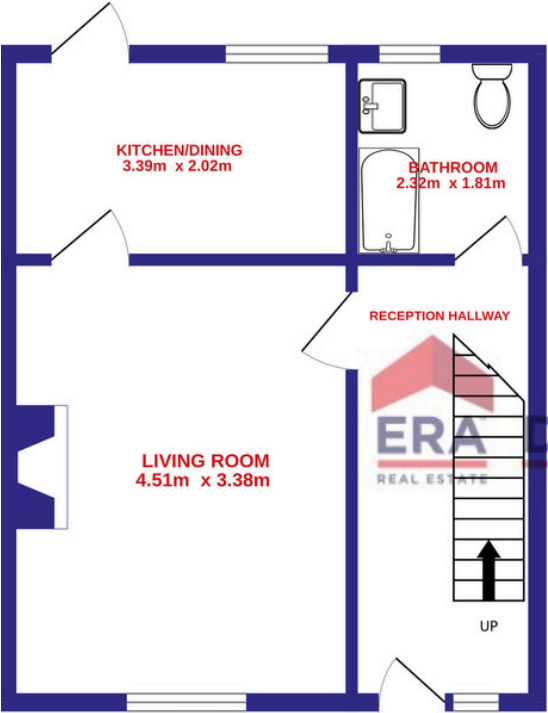
2.45m x 2.5m (8'0" x 8'2")

This single bedroom has one window to the rear, one centre light piece, one radiator, and carpet flooring.

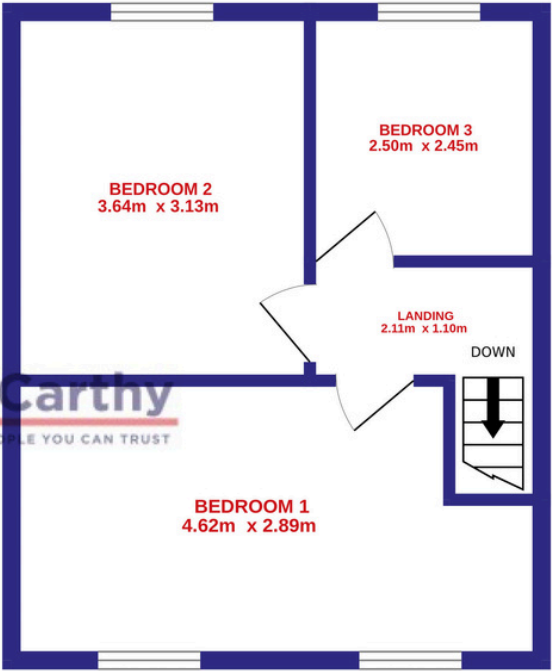


| FLOOR PLAN

GROUND FLOOR



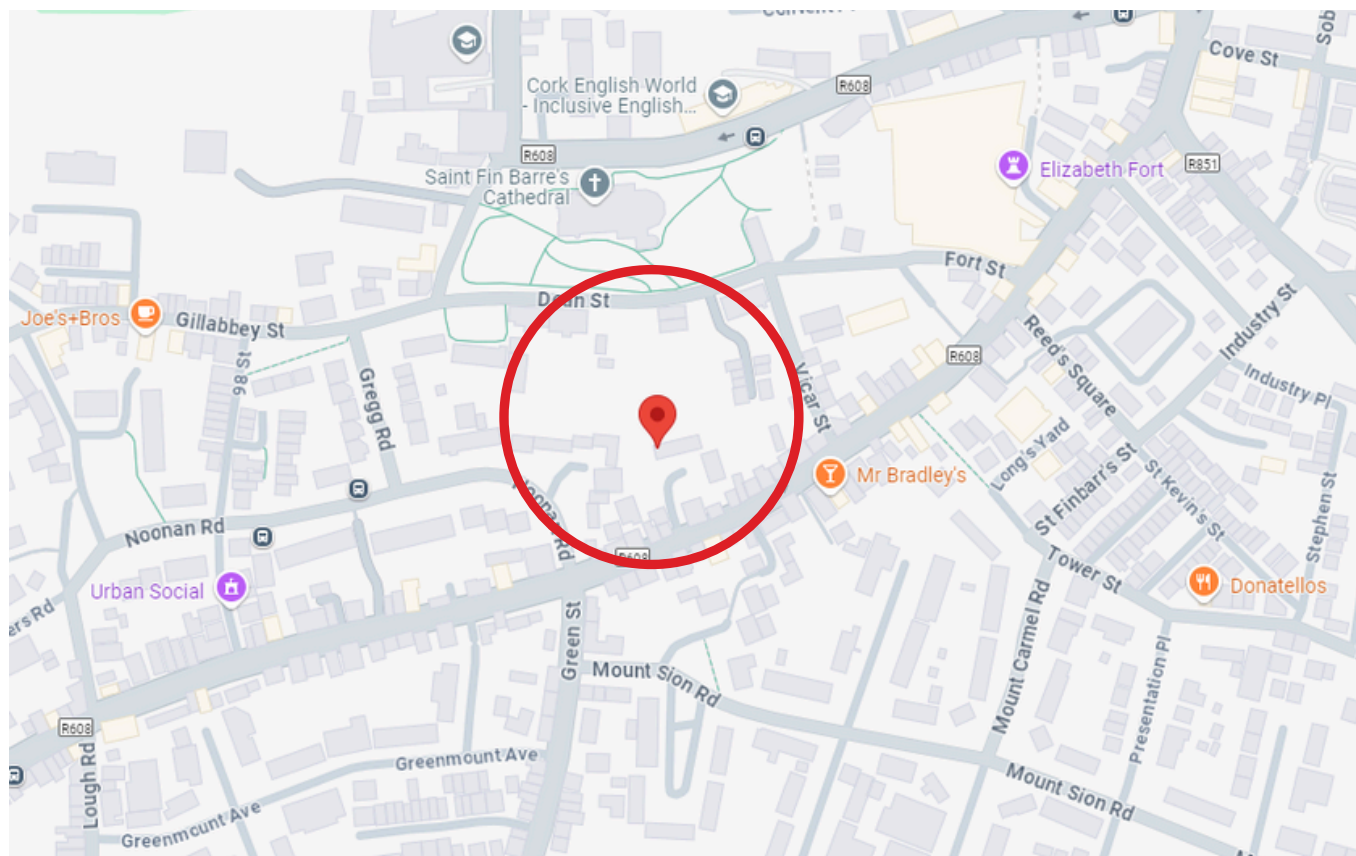
1ST FLOOR



ERA Downey McCarthy
REAL ESTATE THE PEOPLE YOU CAN TRUST

| DIRECTIONS

Please see Eircode T12 T3Y0 for directions.



| ALL ENQUIRIES TO:

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THE PEOPLE YOU CAN TRUST

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