

19 Cathedral Road, Gurranabraher, Cork



ERA Downey McCarthy are delighted to bring to the market this fine three bedroom terraced property, situated in a very popular location on Cathedral Road. While in need of modernisation, this property has great potential as it benefits greatly from its superb location close to all local amenities, Apple HQ in Hollyhill, UCC and the city centre. This property will qualify for the Vacant House Grant, and there was a new roof done in 2016/17.



AMV: €225,000



60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 67.4 Sq. M. / 725 Sq. Ft.
- Built in 1934/35 approx.
- BER G
- Three bedrooms
- In need of some modernisation
- Fully enclosed rear garden
- Much sought after location
- Close to all amenities including schools and shops etc.
- 10 minutes' walk to Cork city centre
- Located on the 202 bus route
- Close proximity to Apple HQ and UCC
- Qualifies for Vacant House Grant
- New roof done in 2016/17

| RECEPTION HALLWAY

2.87m x 2.06m (9'4" x 6'7")

A PVC door with centre glass panelling allows access into the main reception hallway. The hallway has laminate timber flooring, and a centre light fitting.



| LIVING ROOM

3.68m x 2.17m (12'0" x 7'1")

The living room has one window overlooking the front of the property, carpet flooring, centre light fitting, and an electric stove.



| DINING ROOM

3.46m x 4.81m (11'3" x 15'7")

The dining room has carpet flooring, a fireplace with electric insert, radiator, window to the rear of the property, centre light fitting, extensive dining space, and under stair storage. A door allows access into the kitchen.



| KITCHEN

2.09m x 1.77m (6'8" x 5'8")

The kitchen has a frosted window to the side, laminate timber flooring, fitted units, oven, centre light fitting, and a smoke alarm. A door allows access to the utility room.

| UTILITY ROOM

2.99m x 1.77m (9'8" x 5'8")

This area has timber flooring, windows allowing in extensive natural light, plumbing for a washing machine, a door to the rear garden, and a door allowing access to the w.c.



| W.C

0.81m x 1.79m (2'6" x 5'8")

Located on the ground floor, the w.c has a frosted window to the rear, centre light fitting, fully tiled walls and floors.



| STAIRS AND LANDING

0.9m x 2.09m (2'9" x 6'8")

The stairs and landing are fully carpeted throughout.



| BEDROOM 1

2.8m x 3.87m (9'1" x 12'6")

This double bedroom has a window overlooking the front of the property, built-in storage space, centre light fitting and carpet flooring.



BEDROOM 2

3.56m x 2.62m (11'6" x 8'5")

This double bedroom has one window overlooking the rear of the property, an original feature fireplace, centre light fitting and carpet flooring, .



BEDROOM 3

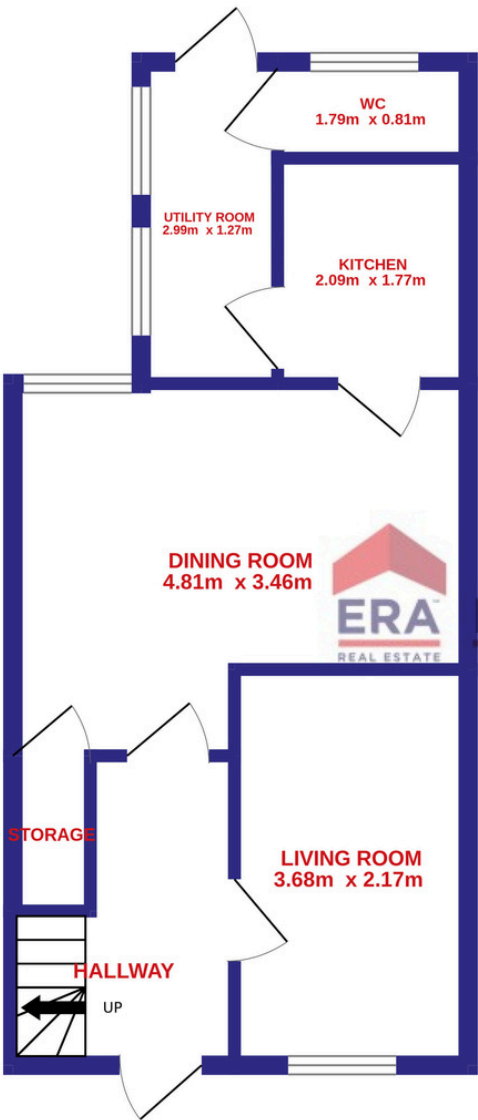
2.64m x 2.12m (8'6" x 6'9")

This single bedroom has one window to the rear, centre light fitting, carpet flooring and an access hatch to the attic.

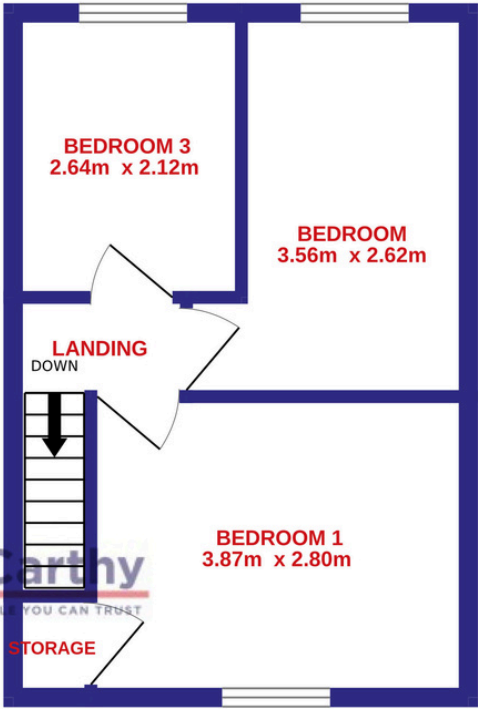


| FLOOR PLAN

GROUND FLOOR

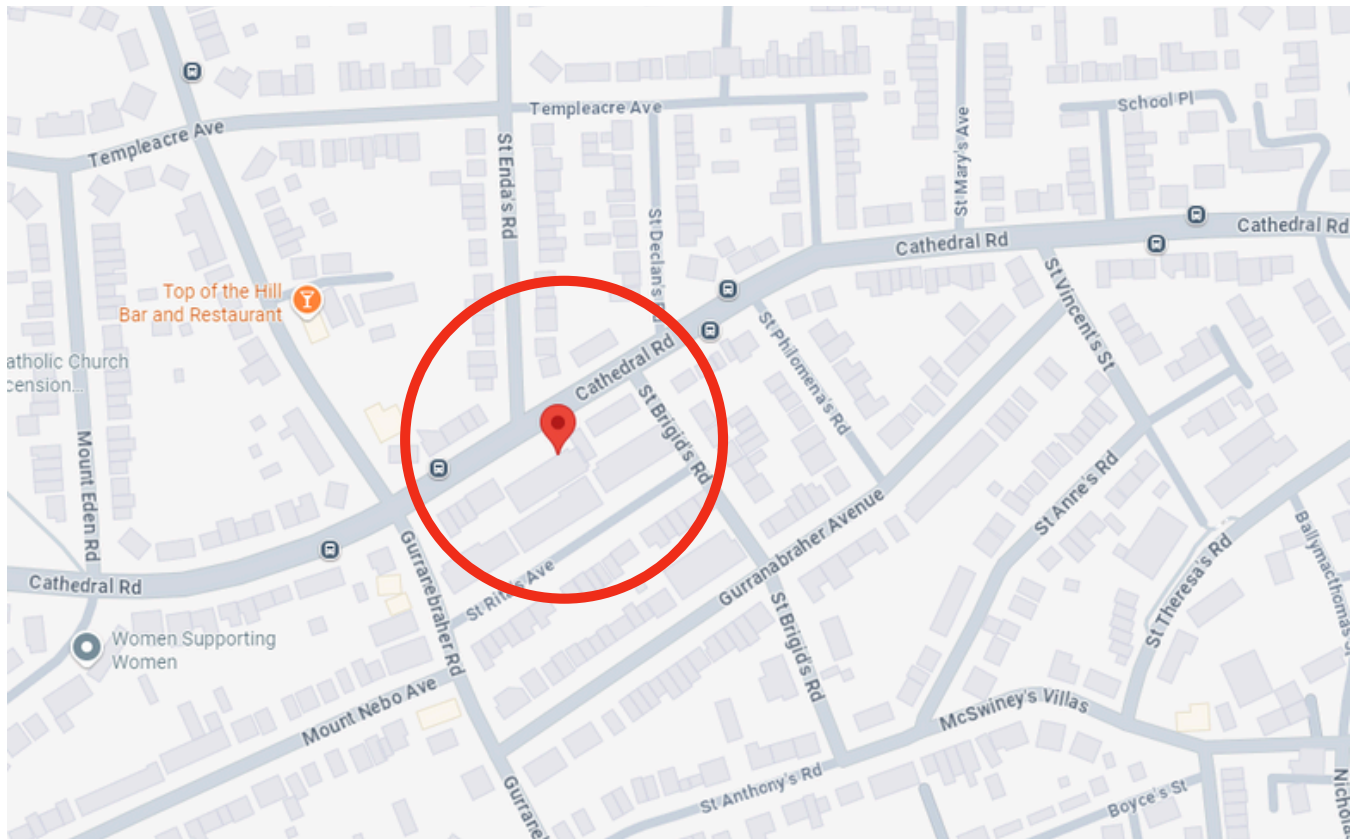


1ST FLOOR



| DIRECTIONS

Please see Eircode T23 F29E for directions.



| ALL ENQUIRIES TO:



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