

8 O'Connor Ville, Tower Street, Cork City



ERA Downey McCarthy Auctioneers are delighted to present to the market this immaculately presented two bedroom townhouse, occupying a most convenient location just a few minutes' walk to Cork city centre and all amenities thereof. The property is presented in turnkey condition throughout, and viewing comes highly recommended to appreciate what this fine home has to offer.



AMV: €220,000

BER C1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 70.87 Sq. M. / 763 Sq. Ft.
- Built in 1903
- BER C1
- Extensively renovated and refurbished in 2019
- New roof installed in 2023
- Attractive décor throughout
- Double glazed PVC windows
- Natural gas fired central heating
- Two spacious double bedrooms upstairs
- Maintenance free back yard
- Convenient and much sought after location
- Very close to Cork city centre
- Walking distance to a host of amenities
- Close to UCC campus

| RECEPTION HALLWAY

5.77m x 1.17m (18'9" x 3'8")

A composite door with centre glass panelling allows access into the main reception hallway. The hallway has attractive herringbone flooring, neutral décor, centre light fitting, access to the electrical board, a smoke alarm, and a radiator.



| OPEN PLAN

KITCHEN/LIVING/DINING

6.58m x 4.1m (21'5" x 13'4")

This bright and spacious room has one window overlooking the front of the property, a continuation of the herringbone flooring, recessed spot lighting, two radiators, and most attractive décor throughout.



The kitchen has solid fitted units at eye and floor level, extensive worktop counter, tile splashback, fitted oven/hob/extractor fan, a stainless steel sink, dishwasher, a large fridge freezer, a radiator, space for a dining table, and some storage space. A door allows access to the maintenance free patio area, and a second door allows access to the utility room and onto the guest bathroom.



| UTILITY ROOM

1.2m x 1.95m (3'9" x 6'3")

The utility room has one window to the side of the property, tile flooring, plumbing for a washing machine, counter space, and one centre light fitting. A door allows access to the guest bathroom.



| GUEST BATHROOM

1.65m x 1.9m (5'4" x 6'2")

The guest bathroom features a three piece suite including a shower cubicle incorporating a power shower off the mains, floor and wall tiling, a frosted window to the side of the property, centre light fitting, radiator and neutral décor.



| STAIRS AND LANDING

3.1m x 1.7m (10'1" x 5'5")

The stairs and landing has carpet flooring throughout. At the half landing, a set of steps lead you to the main bathroom. The landing has one centre light fitting, a smoke alarm, and an access hatch to the attic.



| BEDROOM 1

4.16m x 3.29m (13'6" x 10'7")

This large double bedroom has a window overlooking the front of the property, herringbone flooring, two light fittings, built-in wardrobe unit for storage, radiator, ample power points and neutral décor.



| BEDROOM 2

3.06m x 2.51m (10'0" x 8'2")

Currently in use as a home office, this double bedroom has one Velux window to the rear, centre light fitting, radiator, power points and herringbone flooring.



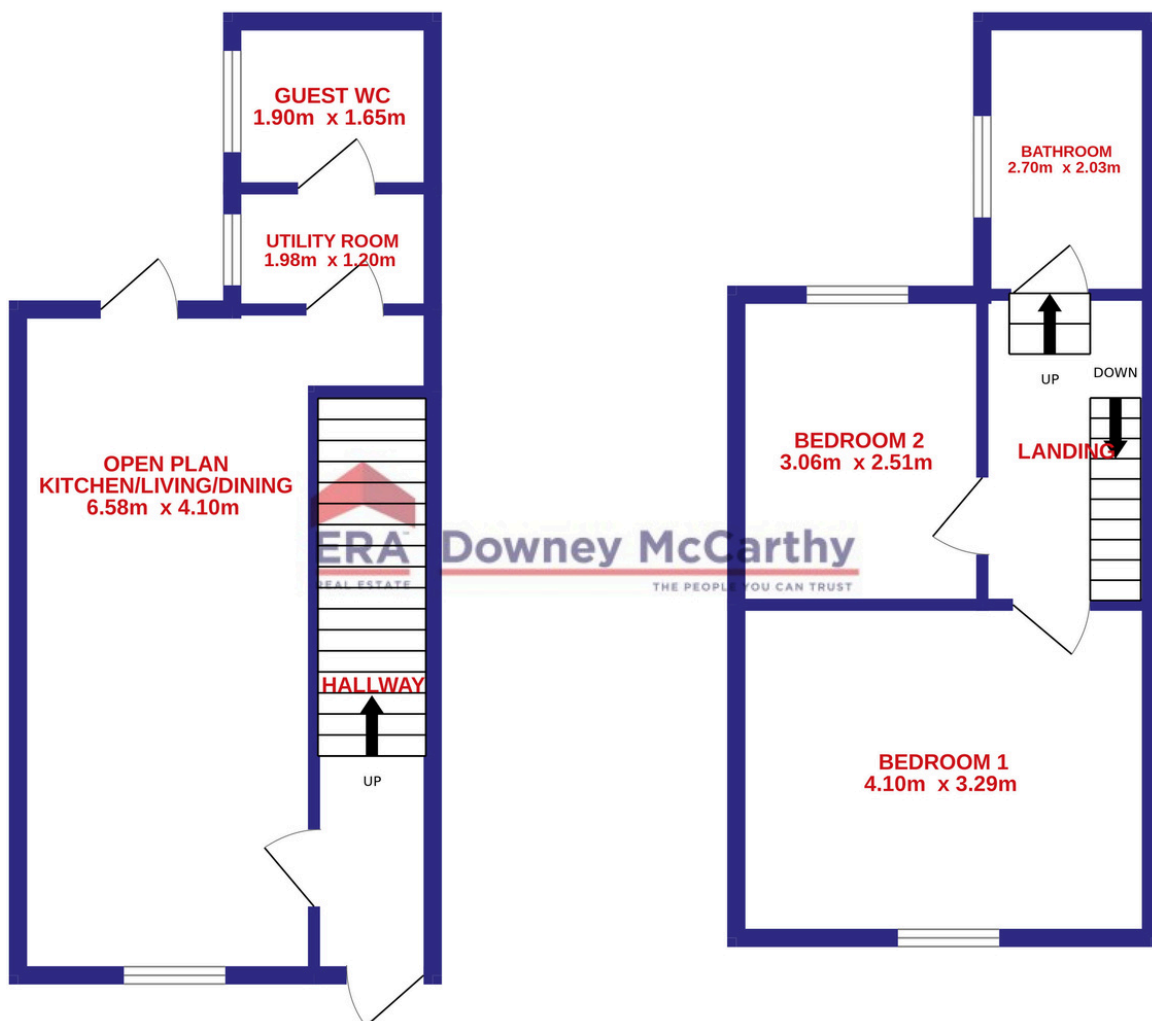
| MAIN BATHROOM

2.7m x 2.03m (8'8" x 6'6")

The bathroom features a three piece suite including a shower cubicle incorporating a Triton electric shower, floor and wall tiling, a frosted window to the rear of the property, centre light fitting, and wall-mounted light fitting.

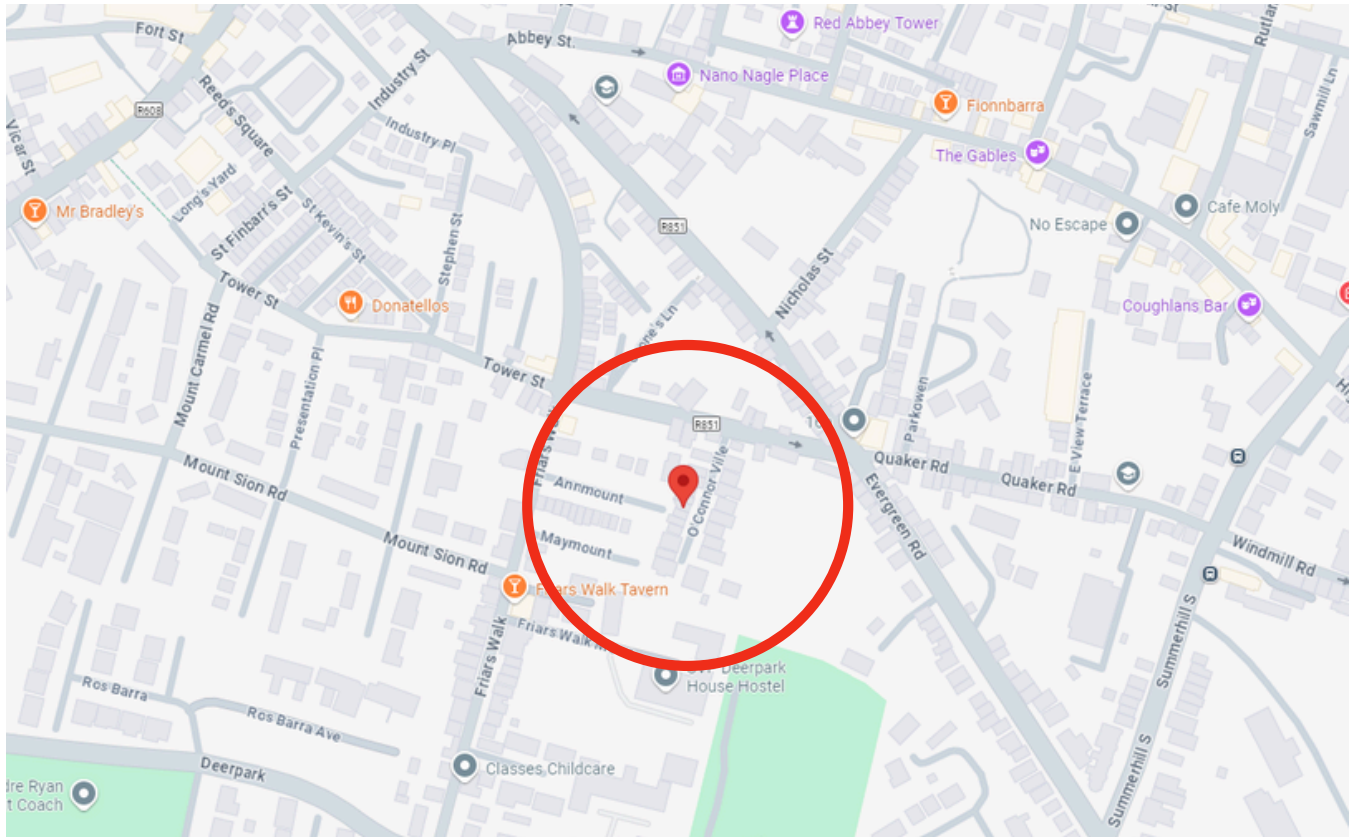


| FLOOR PLAN



| DIRECTIONS

Please see Eircode T12 TXV3 for directions.



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