

1 Richmond Hill, Cork City



ERA Downey McCarthy are pleased to present to the market this two bedroom, three storey terraced property, ideally located in the heart of Cork city centre. The property requires some modernisation but would be a superb investment opportunity, and benefits from its close proximity to all amenities including the vibrant and regenerated MacCurtain Street area offering a host of bars, restaurants and entertainment venues.

Accommodation consists of reception hallway and kitchen/dining area on the ground floor. On the first floor we have bedroom 1 and the main bathroom. At second floor level there is a versatile home office/study area, and bedroom 2.

AMV: €190,000



60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 62.62 Sq. M. / 674 Sq. Ft.
- Built c. 1890
- BER G
- Electric heating
- Two spacious bedrooms
- Superb investment opportunity
- Excellent location in the heart of Cork city centre
- A short walk to St. Luke's Cross and MacCurtain Street
- Close to all amenities including schools, shops, bars, restaurants, schools, transport links

| RECEPTION HALLWAY

5.14m x 0.86m (16'8" x 2'8")

A solid teak door with glass panelling allows access to the main reception hallway. The hallway has timber flooring, one centre light fitting, and a door allowing access into the kitchen.



| KITCHEN/DINING

4.92m x 3.09m (16'1" x 10'1")

The dual aspect kitchen has solid fitted units at eye and floor level with worktop counter, tile splashback, space for an oven/hob/extractor fan, space for a washing machine, and space for a fridge freezer. The room has timber flooring, one window to the front, one window to the rear, one electric radiator, access to under stair storage, and extensive dining space.



| FIRST FLOOR STAIRS AND LANDING

3.37m x 2.13m (11'0" x 6'9")

The landing has carpet flooring, one centre light fitting, and one smoke alarm.



| BEDROOM 1

4.97m x 2.76m (16'3" x 9'0")

This dual aspect double bedroom has one window to the front of the property, and one window to the rear. The room has carpet flooring, electric radiator, and one centre light fitting.



| SHOWER ROOM

1.43m x 1.67m (4'6" x 5'4")

The shower room features a three piece suite including a built-in shower cubicle incorporating a Triton T80XI electric shower, one centre light fitting, and fully tiled walls and floors.



| SECOND FLOOR STAIRS AND LANDING

1.12m x 1.6m (3'6" x 5'2")

The second floor landing has carpet flooring.



| HOME OFFICE/STUDY

2.82m x 2.49m (9'2" x 8'1")

This versatile room has one window to the rear, carpet flooring, one centre light fitting, and access to storage space. A door allows access to bedroom 2.



| BEDROOM 2

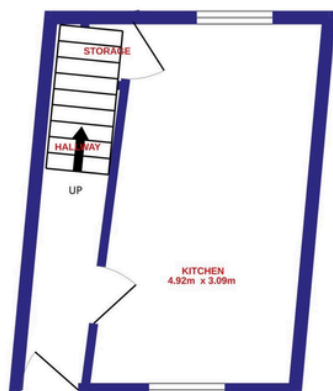
2.63m x 4.16m (8'6" x 13'6")

This double bedroom has one window to the front of the property, carpet flooring, one wall-mounted light fitting, electric radiator, and access to storage space.

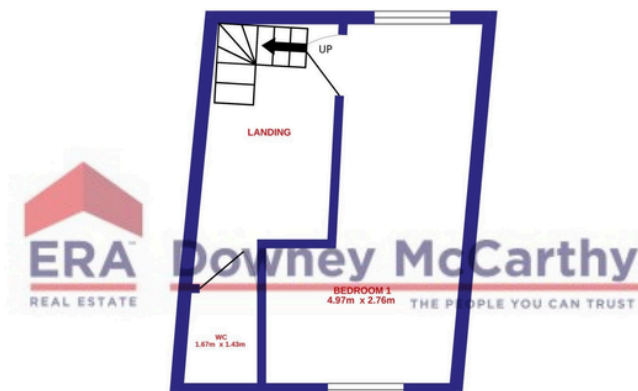


| FLOOR PLAN

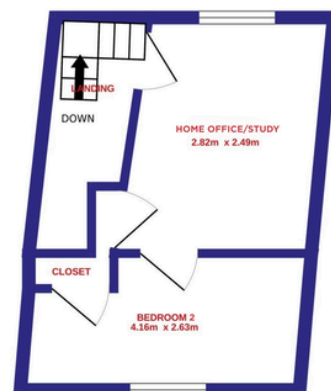
GROUND FLOOR



1ST FLOOR



2ND FLOOR

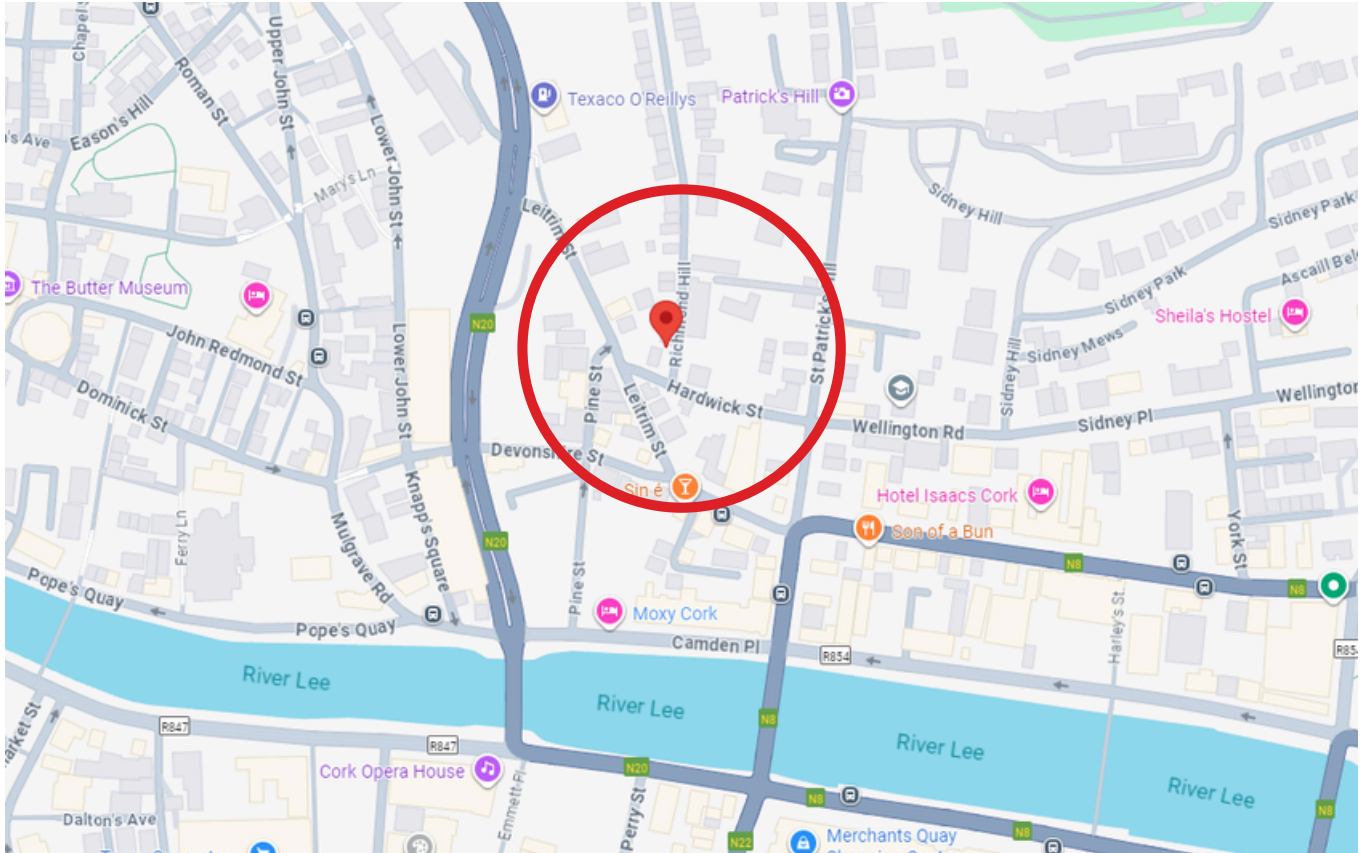


TOTAL FLOOR AREA : 62.6 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor, estate agent and realtor have not been tested and no guarantee is made.

| DIRECTIONS

Please see Eircode T23 R3WK for directions.



| ALL ENQUIRIES TO:



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