

## 2 St. Mary's Avenue, Dillons Cross, Cork



ERA Downey McCarthy Auctioneers are delighted to launch to the market this immaculately presented and modern three/four bedroom terraced property which has been beautifully finished throughout. The property offers a convenient location close to all local amenities as well as being within walking distance of Cork city centre. An ideal first time buy or investment property, viewing comes highly recommended to appreciate what this fine home has to offer.

Accommodation consists of reception hallway, living room/bedroom 4, family/TV room, kitchen, and main bathroom on the ground floor. Upstairs the property offers three spacious bedrooms.

**AMV: €275,000**

**BER E1**

**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

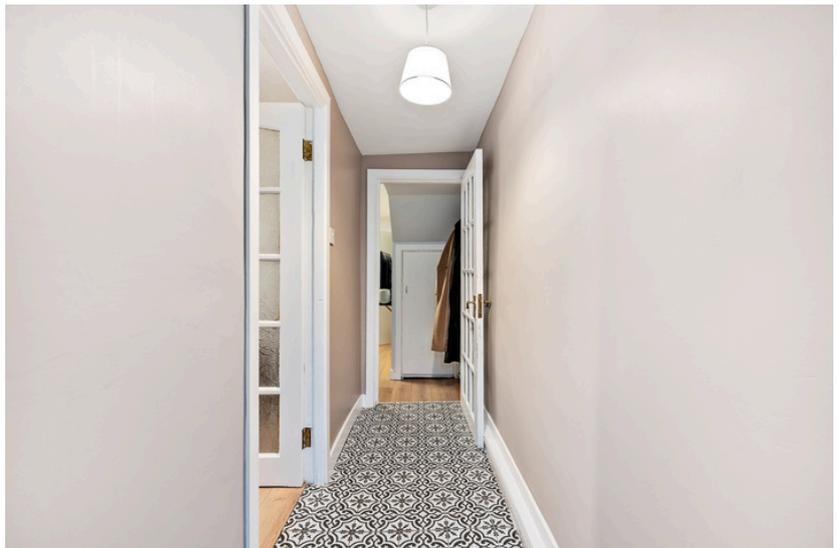
## | FEATURES

- Approx. 63.39 Sq. M. / 682 Sq. Ft.
- Built over 100 years ago approx.
- BER E1
- Natural gas fired central heating
- Three bedrooms upstairs
- Beautiful finishes throughout
- Modern fitted kitchen
- Rear patio area
- 15 minutes' walk from Cork city centre
- Serviced by the 208 bus route
- Adjacent to Dillons Cross
- Close to all local amenities including shops, bars, pharmacy etc
- Close to St. Luke's Cross, with bars, restaurants and coffee shops
- Ideal first time buy/investment property

## | RECEPTION HALLWAY

3.36m x 0.9m (11'0" x 2'9")

A solid wood door with frosted glass panelling allows access into the main reception hallway. The hallway features attractive tile flooring, centre light fitting, neutral décor and colour palette, and access to the electrical board and meter.



## | LIVING ROOM/BEDROOM 4

3.01m x 3.01m (9'8" x 9'8")

Currently laid out as a bedroom, this versatile room has high quality wooden flooring, one centre light fitting, a window to the front of the property, attractive décor and colour palette, a radiator, and a feature fireplace.



## | FAMILY/TV ROOM

3.28m x 3.8m (10'7" x 12'4")

This room features high quality wooden flooring, a feature centre light fitting, radiator, attractive neutral décor, access to under stair storage, television point, and an alcove with wall-mounted shelving. A door from here allows access to the kitchen.



## | KITCHEN

3.26m x 2.82m (10'6" x 9'2")

The beautifully presented kitchen features modern soft close fitted units at eye and floor level in an attractive colour scheme with extensive worktop counter and impressive tile splashback. The kitchen includes an integrated oven/hob/extractor fan, stainless steel sink, all integrated appliances including fridge freezer, dishwasher, and washing machine. The room has high quality timber flooring, a feature centre light fitting, two pendant light fittings, a radiator, and ample power points. There is one Velux window, one window overlooking the rear patio, and a door with frosted glass panelling allowing access to same.



## | BATHROOM

3.4m x 0.8m (11'1" x 2'6")

Located on the ground floor, the bathroom features a three piece suite including a Mira Sprint electric shower, floor and wall tiling, a frosted window to the rear, centre light fitting, and heated towel rail.



## | STAIRS AND LANDING

3.12m x 1.86m (10'2" x 6'1")

The carpeted stairs are accessed via the family/TV room. The landing area features a continuation of the carpet flooring, neutral décor, and centre light fitting.



## | BEDROOM 1

2.9m x 3.04m (9'5" x 9'9")

This spacious double bedroom has a large window overlooking the rear of the property, allowing extensive natural light to flood the room. There is high quality timber flooring, attractive neutral décor, centre light fitting, access to storage space which also houses the boiler, and one radiator.



## **| BEDROOM 2**

3.74m x 1.92m (12'2" x 6'2")

This double bedroom has a window overlooking to the front of the property, high quality timber flooring, neutral décor, centre light fitting, and a radiator.



## **| BEDROOM 3/OFFICE**

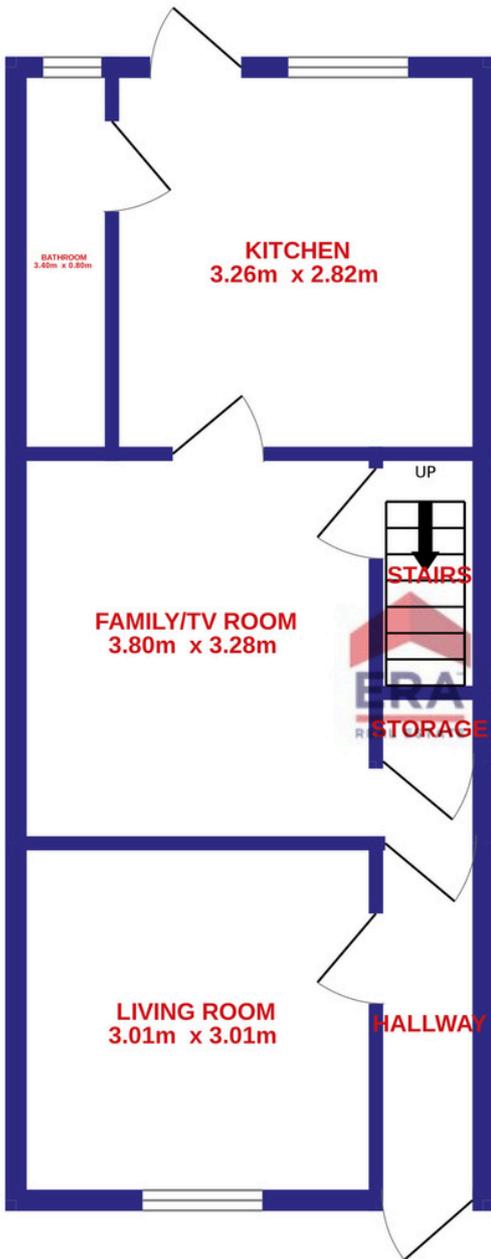
2.76m x 1.86m (9'0" x 6'1")

Currently in use as a home office, this single bedroom has one window to the front of the property, high quality timber flooring, neutral décor, one centre light fitting, and one radiator.

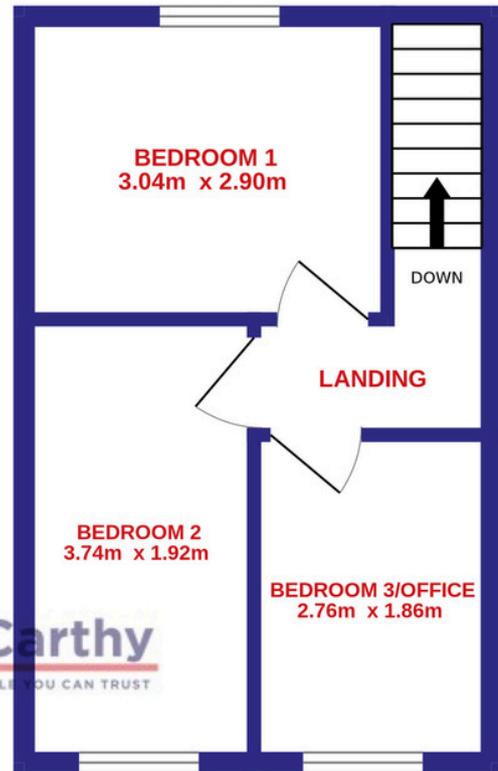


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



**ERA Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

## | GARDENS AND EXTERIOR

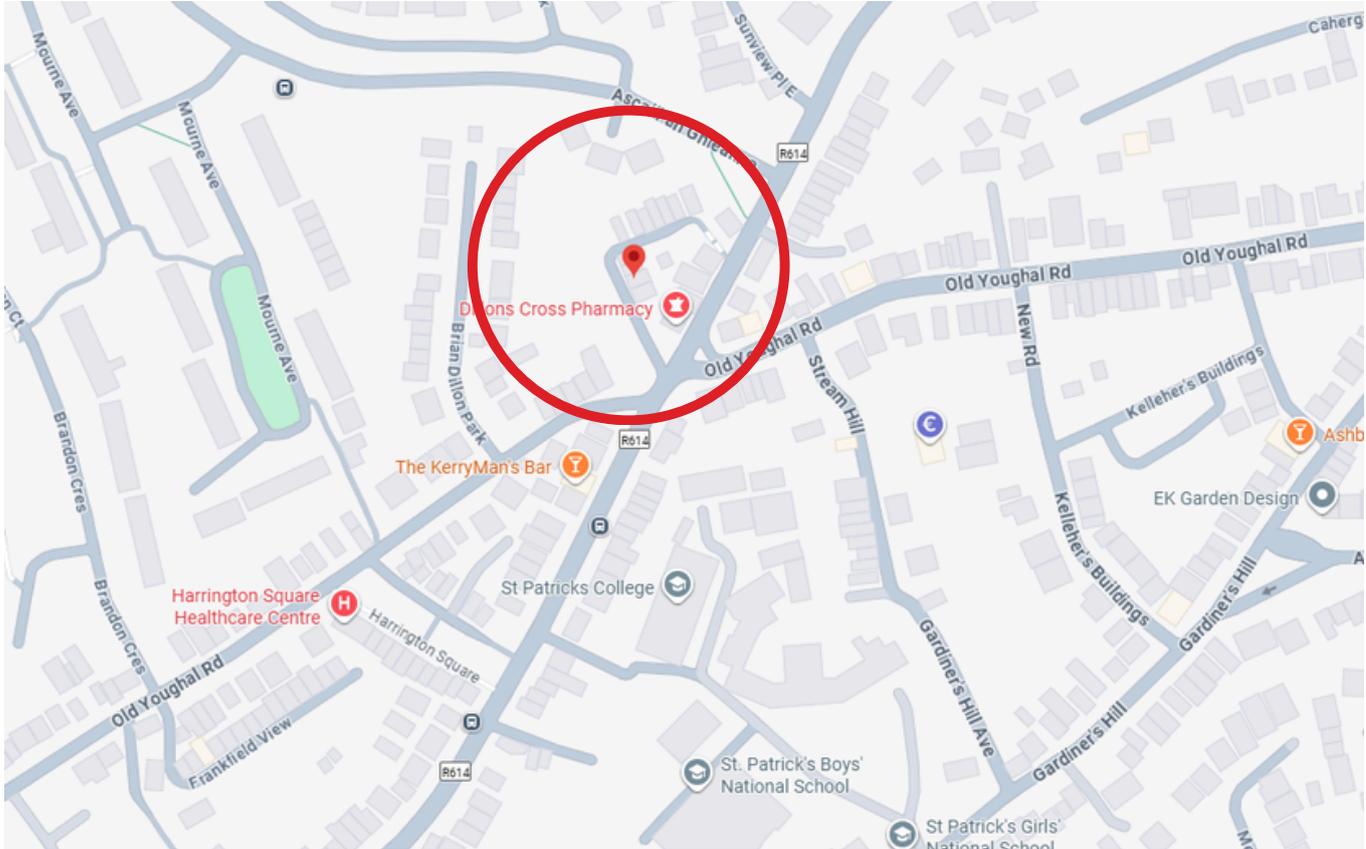


The front of the property is accessed via the main footpath, and two concrete steps lead to the front door.

The rear of the property is fully enclosed and offers a patio area, ideal for outdoor entertaining in the warm summer months.

## | DIRECTIONS

Please see Eircode T23 K2P6 for directions.



## | ALL ENQUIRIES TO:



**Michael Downey** B.Comm, MIPAV, QFA  
087 7777117  
michael@eracork.ie



**Caroline Downey** BA, MSc, MIPAV MMCEPI  
083 0255433  
caroline@eracork.ie



**Disclaimer:** The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.