

## 16 Watercourse Mews, Watercourse Road, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this well-presented three bedroom terraced property home situated in the convenient and sought after development of Watercourse Mews, Watercourse Road. Positioned within walking distance of Cork city centre, the property enjoys easy access to a host of local amenities including schools, shops, cafés, public transport links, and recreational facilities, making it an ideal purchase for first time buyers, families, and investors alike.

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

**AMV: €295,000**

**BER B**

**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. 87.12 Sq. M / 938 Sq. Ft
- Built in 1997
- BER B
- Gas fired central heating
- Double glazed PVC windows
- Three spacious bedrooms
- Private rear garden
- Convenient and sought after location
- Superb location within walking distance to Cork city centre
- Close to all amenities including bus routes, bars, cafes, pharmacy

## | RECEPTION HALLWAY

5.07m x 1.79m (16'6" x 5'8")

A solid teak door allows access into the reception hallway. The hallway has tile flooring, one radiator, one centre light piece, two power points, and under stair storage space.



## | LIVING ROOM

4.78m x 3.29m (15'6" x 10'7")

The living room has one window to the front of the property, high grade laminate flooring, a feature fireplace with marble surround, one radiator, one centre light piece, and four power points.



## | KITCHEN/DINING

3.29m x 5.21m (10'7" x 17'0")

The kitchen/dining area has tile flooring and attractive neutral décor throughout. The kitchen features modern units at eye and floor level with an extensive laminate worktop counter and tile splashback, one window to the rear, one radiator, four power points, and one centre light piece. The kitchen includes an integrated electric hob/oven/extractor fan, plumbing for a washing machine, space for a fridge freezer, and a stainless steel sink. A Baxi boiler is also located within this area.

The dining area is positioned to the side and has one centre light piece, and a PVC sliding door providing direct access to a well-laid patio area within the rear garden.



## | STAIRS AND LANDING

3.45m x 2.19m (11'3" x 7'1")

A wooden staircase with carpet flooring allows access to the first floor landing. The spacious landing has carpet flooring, access to the hot press, access to the attic, a carbon monoxide alarm, and a smoke detector.



## **| BEDROOM 1**

4.12m x 2.94m (13'5" x 9'6")

This spacious double bedroom has one window to the front of the property, high grade laminate flooring, one radiator, one centre light piece, built-in wardrobe units for storage, and four power points.



## **| BEDROOM 2**

4m x 2.94m (13'1" x 9'6")

This double bedroom has one window to the rear, high grade laminate flooring, one radiator, one centre light piece, and two power points.



## **| BEDROOM 3**

2.37m x 2.18m (7'7" x 7'1")

This single bedroom has one window to the rear, high grade laminate flooring, one radiator, one centre light piece, and two power points.



## | BATHROOM

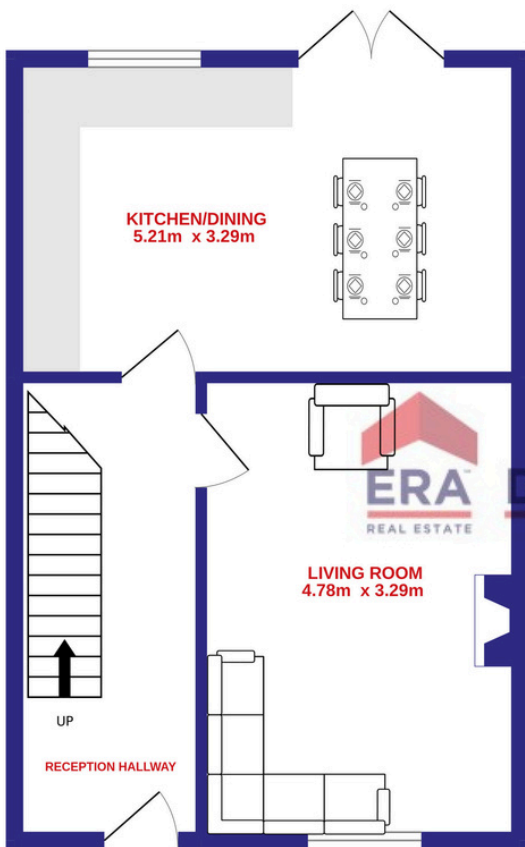
2.34m x 2.17m (7'6" x 7'1")

The main bathroom features a four piece suite including a Triton T80XR shower fitted over the bath. The area has neutral floor and wall tiling, one frosted window, one centre light piece, and one radiator.

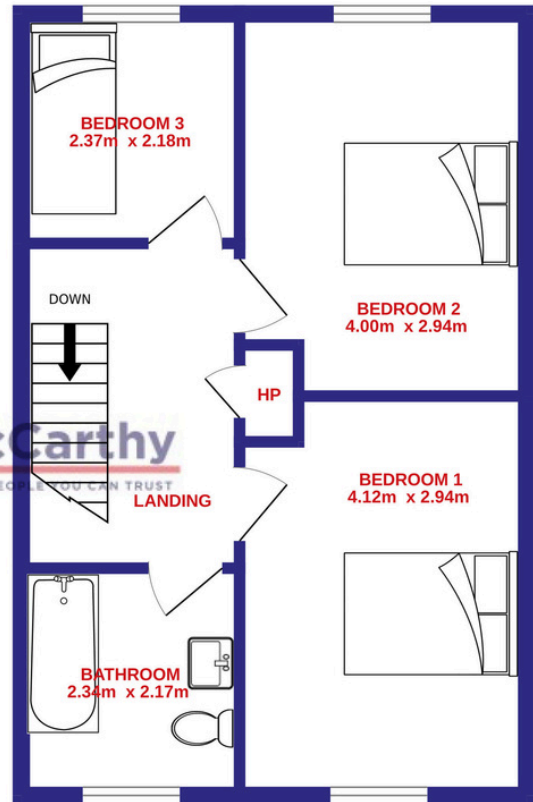


## | FLOOR PLAN

GROUND FLOOR



1ST FLOOR



## | GARDENS AND EXTERIOR

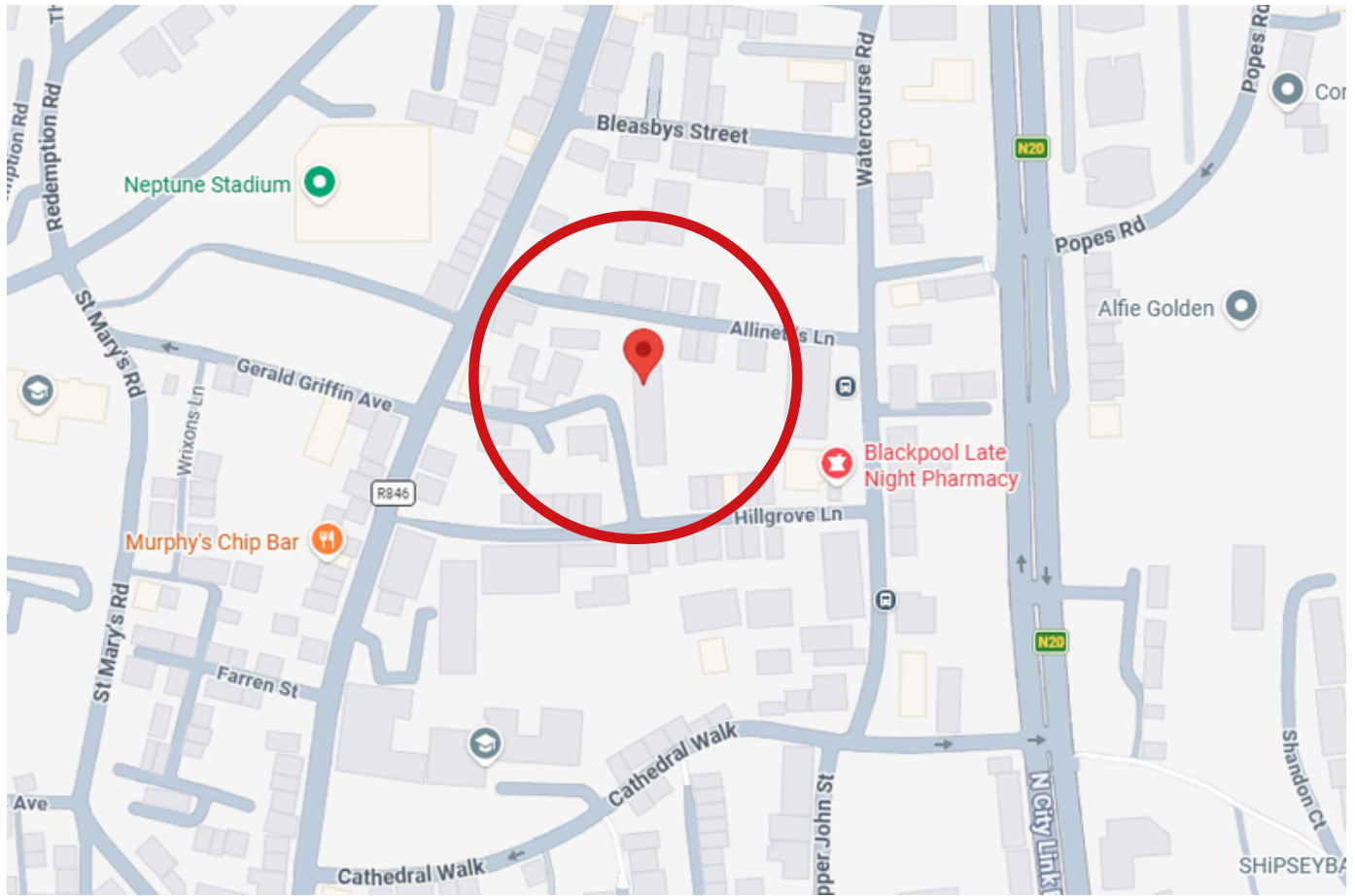


The front of the property has an attractive maintenance free red brick façade.

The rear of the property offers a well-maintained and private rear garden, which is attractively landscaped with mature planting throughout.

## | DIRECTIONS

Please see Eircode T23 V9YT for directions.



## | ALL ENQUIRIES TO:

Sean McCarthy  
086 8385768  
sean@eracork.ie



Angela Jordan  
0863783681  
angela@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.