

3 Gerald Griffin Street, Blackpool, Cork



ERA Downey McCarthy Auctioneers present to the market this conveniently located two bedroom terraced property situated on Gerald Griffin Street in Blackpool. While in need of modernisation and refurbishment, the property benefits from its location within walking distance from Cork city centre and its excellent proximity to local schools, bus routes, cafes, and shops.

Accommodation consists of reception hallway, living room, dining room, kitchen, and main bathroom on the ground floor, while at first floor level the property offers two spacious bedrooms.

AMV: €150,000



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PSRA No. 002584

| FEATURES

- In need of modernisation and refurbishment
- Approx. 63.81 Sq. M / 687 Sq. Ft
- BER G
- Two double bedrooms
- Natural gas central heating
- Superb location close to all amenities
- Walking distance to Cork city centre (1.25km)
- Close to Blackpool Shopping Centre (1km)
- Easy access to N20 road network
- Close proximity to University College Cork, The Mercy Hospital, Apple HQ
- Close to local primary and secondary schools
- Adjacent to bus routes, shops, cafes, pharmacy etc.

| RECEPTION HALLWAY

3.24m x 1.19m (10'6" x 3'9")

A timber door allows access into the reception hallway, which has vinyl flooring, access to the electrical board, alarm control panel and a door allows access into the living room.

| LIVING ROOM

4.01m x 2.95m (13'1" x 9'6")

The living room has one window overlooking the front of the property, a fireplace, one centre light fitting, space for a suite of furniture, access to under stair storage and carpet flooring. A door allowing access into the dining room.



| DINING ROOM

2.56m x 3.98m (8'3" x 13'0")

The dining room has a fireplace with a stove insert, one window overlooking the rear garden, space for a dining table, centre light fitting and carpet flooring. A door from here allows access into the kitchen.



| KITCHEN

3.2m x 2.21m (10'4" x 7'2")

The kitchen has solid fitted units at eye and floor level, worktop counter, one window overlooking the side of the property, one centre light fitting, a smoke alarm, and vinyl flooring. There is access to the gas boiler and a door allows access into the bathroom.



| MAIN BATHROOM

1.96m x 1.89m (6'4" x 6'2")

The refurbished bathroom features a three piece suite including a corner shower cubicle incorporating a Mira Jump electric shower. The room has fully tiled walls and floors, one frosted window overlooking the side of the property, one centre light fitting, and neutral décor.



| STAIRS AND LANDING

2.94m x 0.97m (9'6" x 3'1")

The stairs and landing are fitted with carpet flooring throughout. The landing has one centre light fitting, and an access hatch to the attic.

| BEDROOM 1

2.59m x 3.99m (8'4" x 13'0")

This double bedroom has carpet flooring, one window to the front, one centre light fitting.



| BEDROOM 2

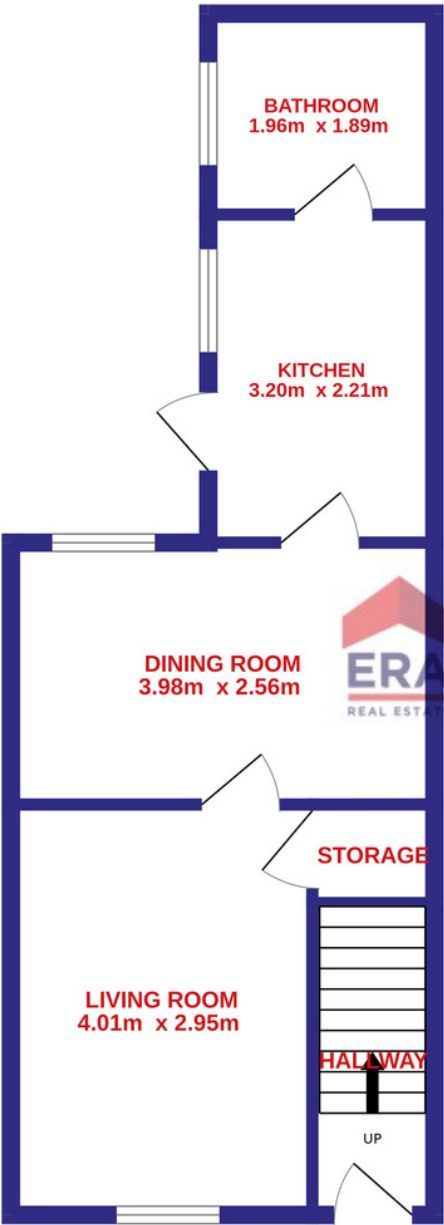
4.21m x 3.27m (13'8" x 10'7")

This double bedroom has carpet flooring, one window to the rear, one centre light fitting, and a fireplace.

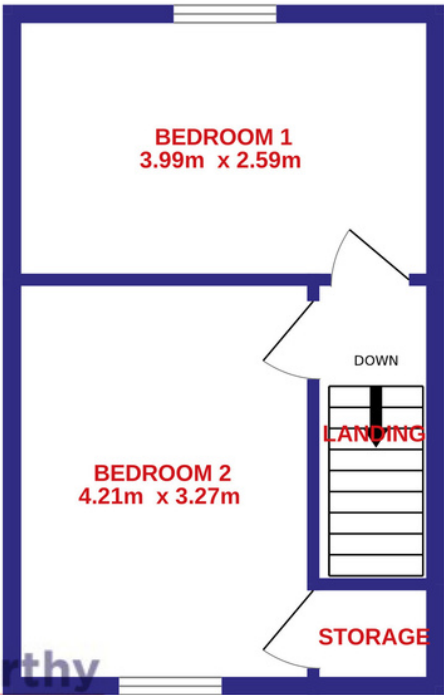


| FLOOR PLAN

GROUND FLOOR



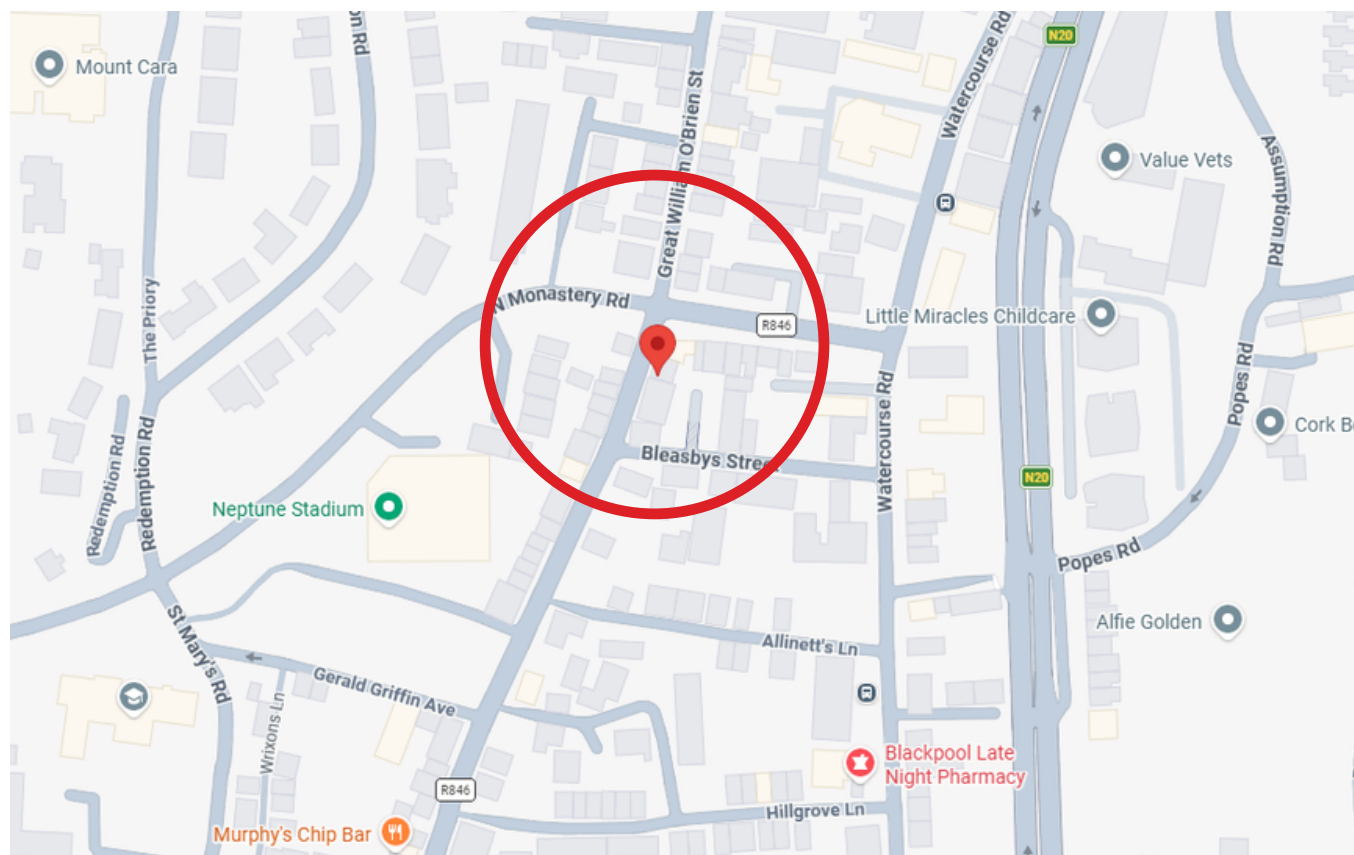
1ST FLOOR



Downey McCarthy
THE PEOPLE YOU CAN TRUST

| DIRECTIONS

Please see Eircode T23 P8HN for directions.



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