

20 Barrack Street, Cork City



Garry O'Donnell of ERA Downey McCarthy is delighted to present to the market this superbly located terraced property, ideally positioned on the city centre end of Barrack Street one of Cork city's most sought after and convenient locations. While the property is in need of renovation, it offers excellent potential for a purchaser seeking to create a stylish city home or an attractive investment opportunity. The property benefits enormously from its close proximity to a host of established amenities and key destinations. University College Cork, The Lough and the Tyndall National Institute are all within easy reach, while Cork city centre is just a five-minute walk away. This superb location provides convenient access to shops, cafés, restaurants, educational facilities and excellent city centre amenities.

The ground floor accommodation comprises a large living room, kitchen/dining area, rear hall and main bathroom. At first floor level, there are two generous double bedrooms, while the second floor provides a further spacious attic room.

AMV: €175,000

BER C3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 64.8 Sq. M. / 698 Sq. Ft.
- BER C3
- No Rent Cap
- Roof replaced in 2015
- Ideal renovation project in this sought after city centre location
- Located within the Living City Initiative Boundary
- Potentially eligible for Vacant Home & SEAI Grants
- Three bedrooms
- Enclosed rear yard
- Ideal investment opportunity
- Walking distance to Cork city centre, UCC, Tyndall Institute, Bons Secour Hospital, The Lough

| LIVING ROOM

3.59m x 2.71m (11'7" x 8'8")

A door allows access directly into the main living room which is finished with carpet flooring, and has one window to the front of the property. There is one centre light piece, access to the staircase, four power points, one radiator, wall-mounted shelving, and a sliding door allows access to steps leading you through to the kitchen/dining area.

| KITCHEN/DINING

5.43m x 1.96m (17'8" x 6'4")

Two steps from the living room allow access to the kitchen. The area has vinyl flooring, fitted units at eye and floor level, tile splashback, and plumbing for a washing machine and an extractor fan. One window overlooks the rear yard and there is one centre light piece, under stair storage, a fireplace, and three power points. A door allows access to the rear hall.

| REAR HALL

0.84m x 1.13m (2'7" x 3'7")

The rear hall has timber flooring, and one skylight.

| BATHROOM

2.11m x 1.11m (6'9" x 3'6")

Located on the ground floor, the main bathroom features a three piece suite including an electric shower. There is a frosted window to the side, one centre light piece, and one heater.

| FIRST FLOOR STAIRS AND LANDING

1.89m x 2.39m (6'2" x 7'8")

The stairs and landing are fitted with carpet flooring throughout. The first floor landing has one centre light piece, one radiator, access to storage space, and wall-mounted shelving.

| BEDROOM 1

3.71m x 2.34m (12'1" x 7'6")

This double bedroom has one window to the front of the property and is finished with carpet flooring, one centre light piece, a built-in wardrobe unit for storage, and two power points.

| BEDROOM 2

2.54m x 2.28m (8'3" x 7'4")

A double bedroom has one window to the rear of the property and is finished with carpet flooring, one centre light piece, wall-mounted shelving, and four power points.

| SECOND FLOOR STAIRS AND LANDING

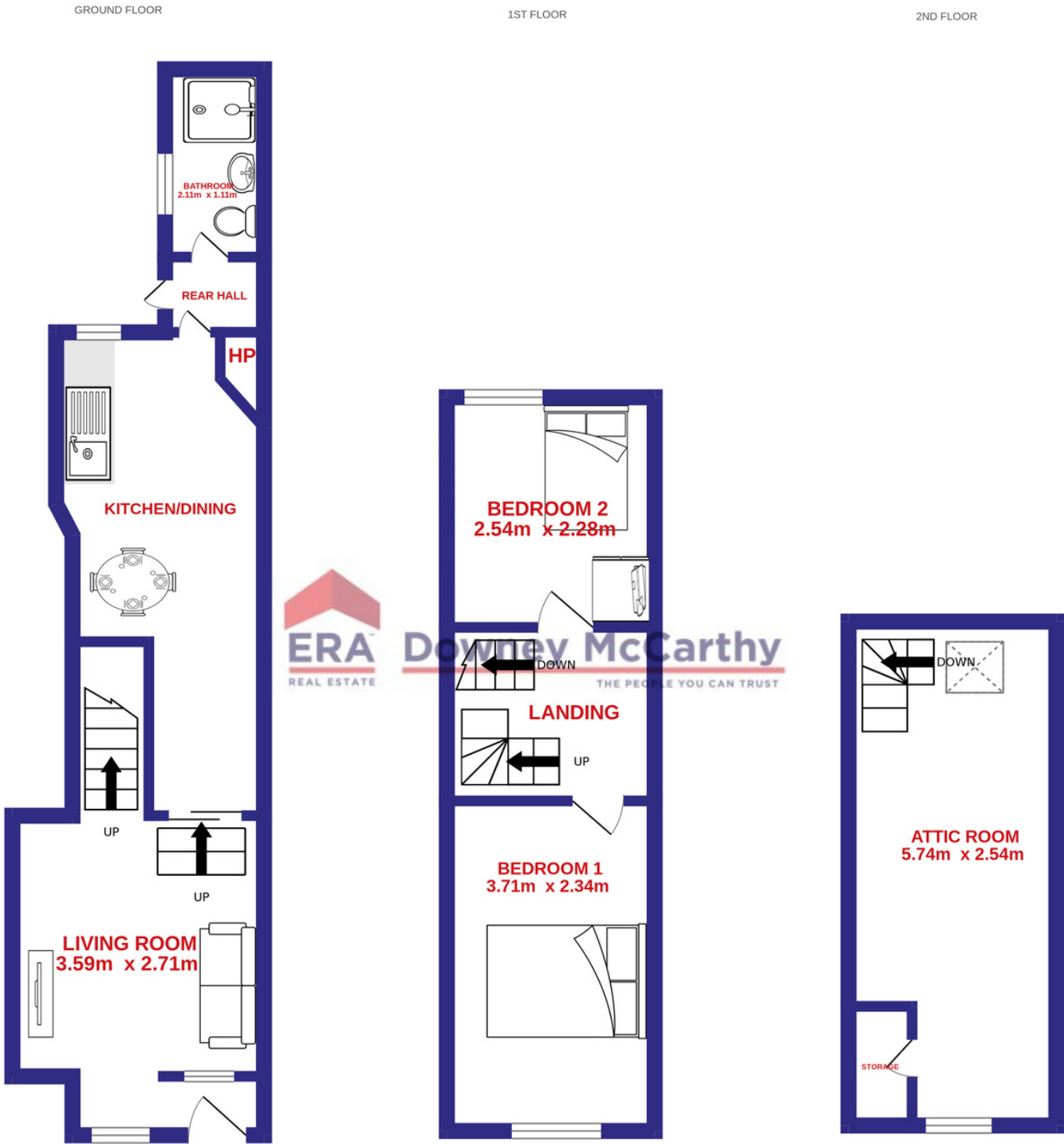
A staircase from the first floor landing allows access to the second floor.

| ATTIC ROOM

5.74m x 2.54m (18'8" x 8'3")

This spacious dual aspect attic room has one window to the rear of the property and one window to the front. The room has carpet flooring, one centre light piece, two power points, an access hatch to the attic, and built-in storage space.

| FLOOR PLAN



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| DIRECTIONS

Please see Eircode T12 Y9T2 for directions.



| ALL ENQUIRIES TO:

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