

79 Blarney Street, Cork City



ERA Downey McCarthy are delighted to launch to the market this most spacious and conveniently located five bedroom three storey property, which benefits from its superb position close to Cork city centre, UCC and all local amenities. The property requires renovation and modernisation throughout but it does offer tremendous potential to create a comfortable family home or a lucrative investment property.

Accommodation consists of reception hallway, living room, dining room, rear hall/kitchenette and one w.c/shower room on the ground floor. At first floor level there are three bedrooms, a storage press and a hall/landing. On the second floor the property offers two additional bedrooms into the attic.

AMV: €225,000

BER G

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Ideally suited to a cash buyer
- In need of refurbishment
- Approx. 99.22 Sq. M / 1,068 Sq. Ft
- Built in the early 1900's
- BER G - No. 119693398
- No heating system
- Five bedrooms
- Rear courtyard
- Excellent location
- Walking distance to Cork City Centre (1.4 km)
- Convenient to UCC and the Mercy Hospital
- Close to all amenities such as schools, pharmacy and shops etc.
- Only 2.5 kms from Apple HQ in Hollyhill

| RECEPTION HALLWAY

5.28m x 1.91m (17'3" x 6'2")

A teak door with frosted glass panelling allows access into the reception hallway. The hallway has a mixture of tile and carpet flooring, and access to the electrical board.



| LIVING ROOM

3.18m x 3.77m (10'4" x 12'3")

The main living room has one window overlooking the front of the property, space for a suite of furniture, one centre light fitting, two wall-mounted light fittings and carpet flooring.



| DINING ROOM

3.19m x 3.06m (10'4" x 10'0")

The dining room has one window overlooking the rear, two wall-mounted light fittings, one centre light fitting and carpet flooring.



| KITCHENETTE/REAR HALLWAY

3.28m x 2.92m (10'7" x 9'5")

The kitchenette has one frosted window overlooking the rear, a stainless steel sink and vinyl flooring. A door allows access to a small courtyard.



| W.C & SHOWER

1.37m x 1.24m (4'4" x 4'0")

Another door allows access into the w.c, and there is a shower room which has tiling on the walls and carpet flooring.



| FIRST FLOOR STAIRS AND LANDING

2.53m x 1.88m (8'3" x 6'1")

The first floor landing has one window overlooking the rear.



| BEDROOM 1

3.48m x 3.1m (11'4" x 10'1")

This double bedroom has one window to the rear, one wall-mounted light fitting and carpet flooring.



| HALL

0.85m x 1.59m (2'7" x 5'2")

There is access to a large storage press here.



| BEDROOM 2

2.45m x 3.57m (8'0" x 11'7")

Another double bedroom has one window overlooking the front of the property, one wall-mounted light fitting and carpet flooring.



| BEDROOM 3

2.62m x 2.54m (8'5" x 8'3")

This bedroom has one window overlooking the front of the property, one wall-mounted light fitting and carpet flooring.



| SECOND FLOOR STAIRS AND LANDING

1.73m x 2.51m (5'6" x 8'2")

The second floor landing has one window overlooking the rear of the property and carpet flooring. Solid doors lead to bedrooms four and five.



BEDROOM 4

4.62m x 3.11m (15'1" x 10'2")

This dual aspect double bedroom has windows to either side of the property, one wall-mounted light fitting and carpet flooring.



BEDROOM 5

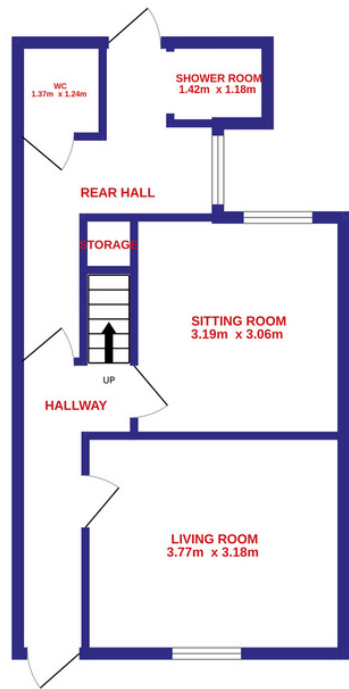
2.51m x 2.57m (8'2" x 8'4")

This bedroom has one window overlooking the front of the property, one wall-mounted light fitting and carpet flooring.

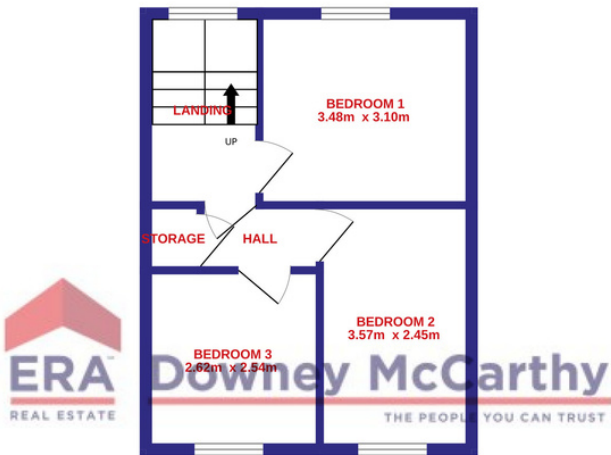


| FLOOR PLAN

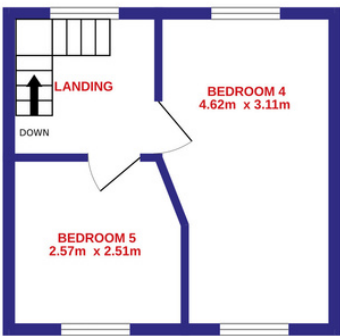
GROUND FLOOR



1ST FLOOR

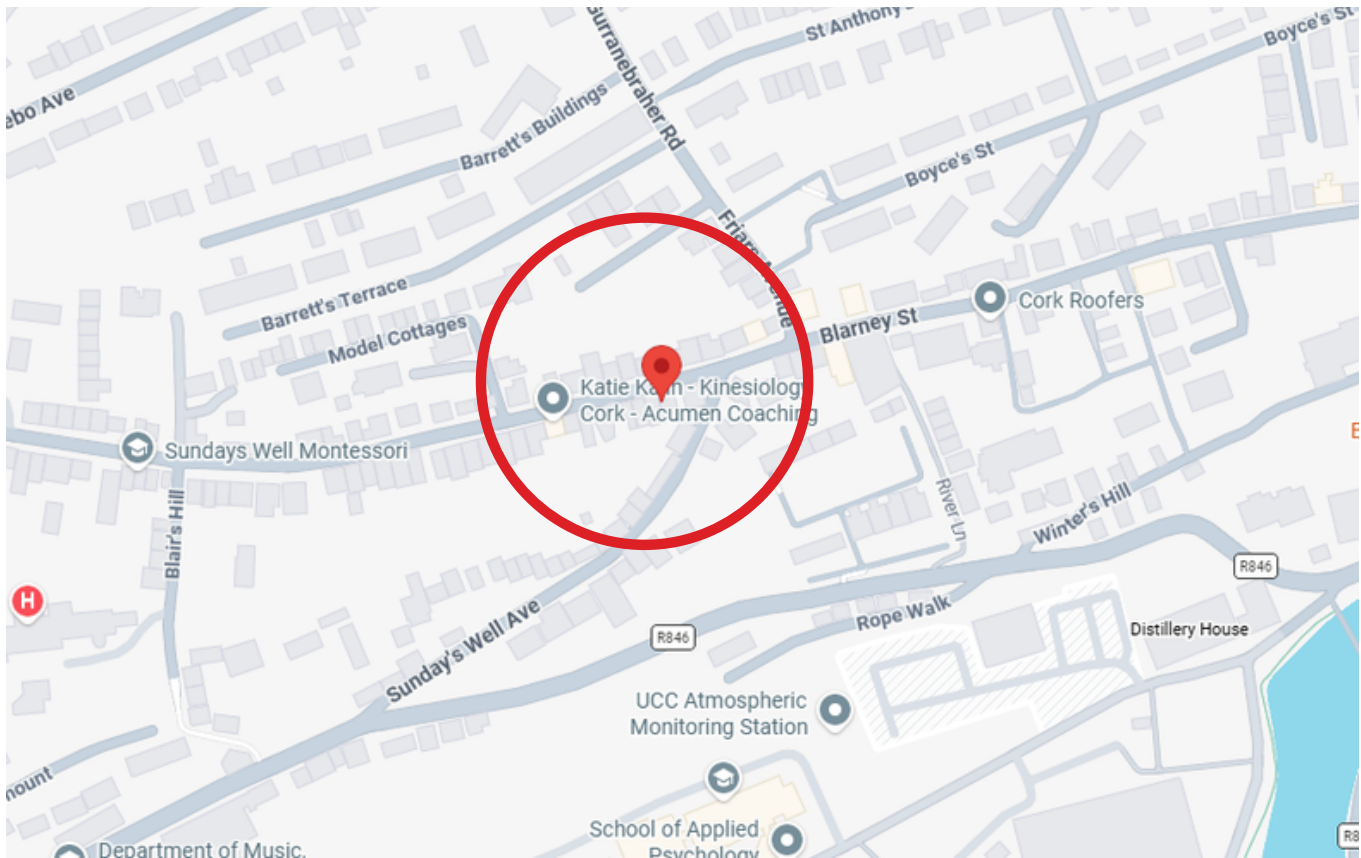


2ND FLOOR



| DIRECTIONS

Please see Eircode T23 P28V 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.