

95 White Oaks, Wilton, Cork



ERA Downey McCarthy Auctioneers are very pleased to present to the market this ideal two bedroom terraced property, which occupies a convenient location close to all amenities including Wilton shopping centre, Cork University Hospital / CUMH and more.

Accommodation consists of reception hallway, open plan kitchen/dining/living area and main bathroom on the ground floor whilst upstairs the property offers two bedrooms.

AMV: €225,000

BER C3

60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Approx. 45.6 Sq. M. / 491 Sq. Ft.
- Built in the 1980's approx.
- BER C3 - BER No. 104881693
- Two bedrooms upstairs
- Off street parking
- Located close to the South Ring Road, N40 network
- Close to CUH, CUMH, MTU, UCC, & Wilton Shopping Centre
- Located on main bus routes to Cork city centre
- Property was rented out previously / Landlord served notice on the tenants
- Rent was set on the 23/10/24 at €1,080 per month
- Property is now being sold with the benefit of vacant possession

| RECEPTION HALLWAY

2.5m x 1.05m (8'2" x 3'4")

A solid door allows access into the reception hallway. The reception hallway has access to a storage press that houses the gas boiler, access to the electrical board, one centre light fitting, one radiator and tile flooring. A door allows access into the bathroom.



| BATHROOM

3.03m x 0.89m (9'9" x 2'9")

The bathroom has one frosted window overlooking the front of the property, a three piece suite with a built-in shower cubicle incorporating a Mira Elite SE electric shower, tile flooring, one radiator and one centre light fitting.



| KITCHEN/DINING/LIVING ROOM

4.71m x 3.83m (15'4" x 12'5")

The open plan kitchen/dining/living area has one large window overlooking the front of the property, carpet flooring, space for a couch and dining table, access to under stair storage, and a gas fire. The kitchen features fitted units at eye and floor level, worktop counter, tile splashback, breakfast bar, integrated oven/hob/extractor fan, plumbing for a washing machine, and a stainless steel sink.



| STAIRS AND LANDING

2.22m x 1.91m (7'2" x 6'2")

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



| **BEDROOM 1**

4.74m x 2.33m (15'5" x 7'6")

This double bedroom has one window overlooking the front of the property, built-in wardrobes for storage, one centre light fitting, one radiator and laminate flooring.



| **BEDROOM 2**

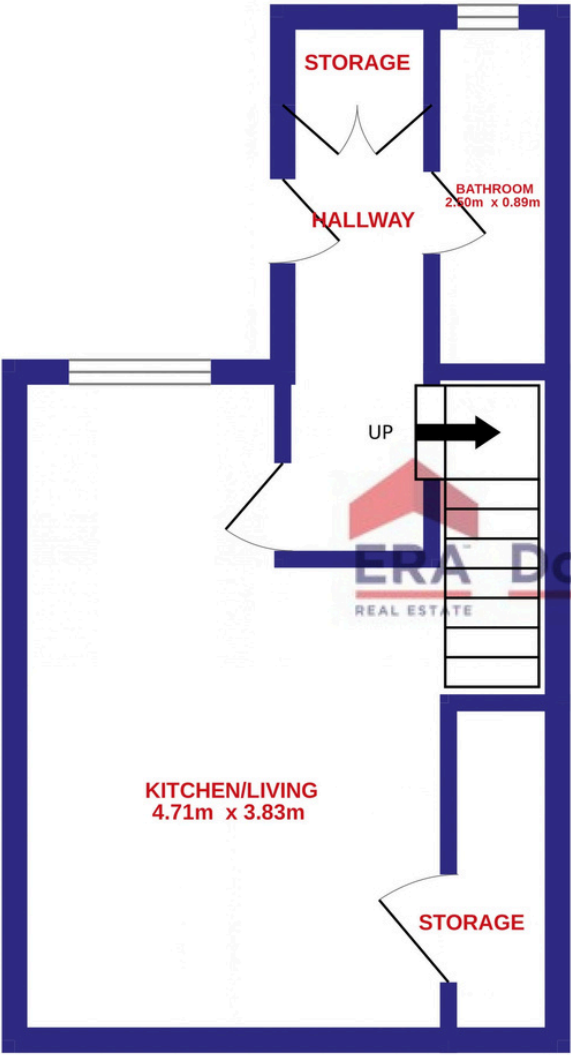
3.58m x 1.94m (11'7" x 6'3")

This single bedroom has one window overlooking the side of the property, attractive neutral décor, access to storage, centre light fitting, radiator and laminate flooring.

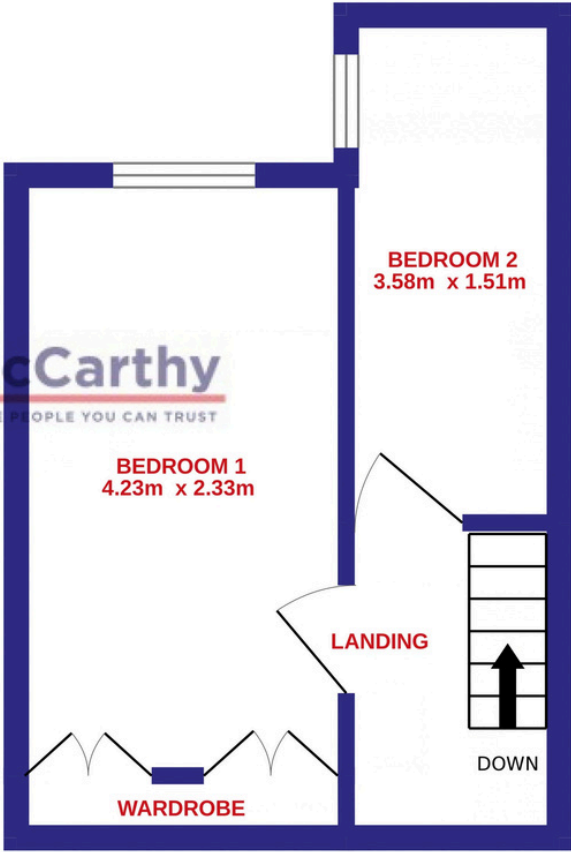


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



ERA Downey McCarthy
REAL ESTATE THE PEOPLE YOU CAN TRUST

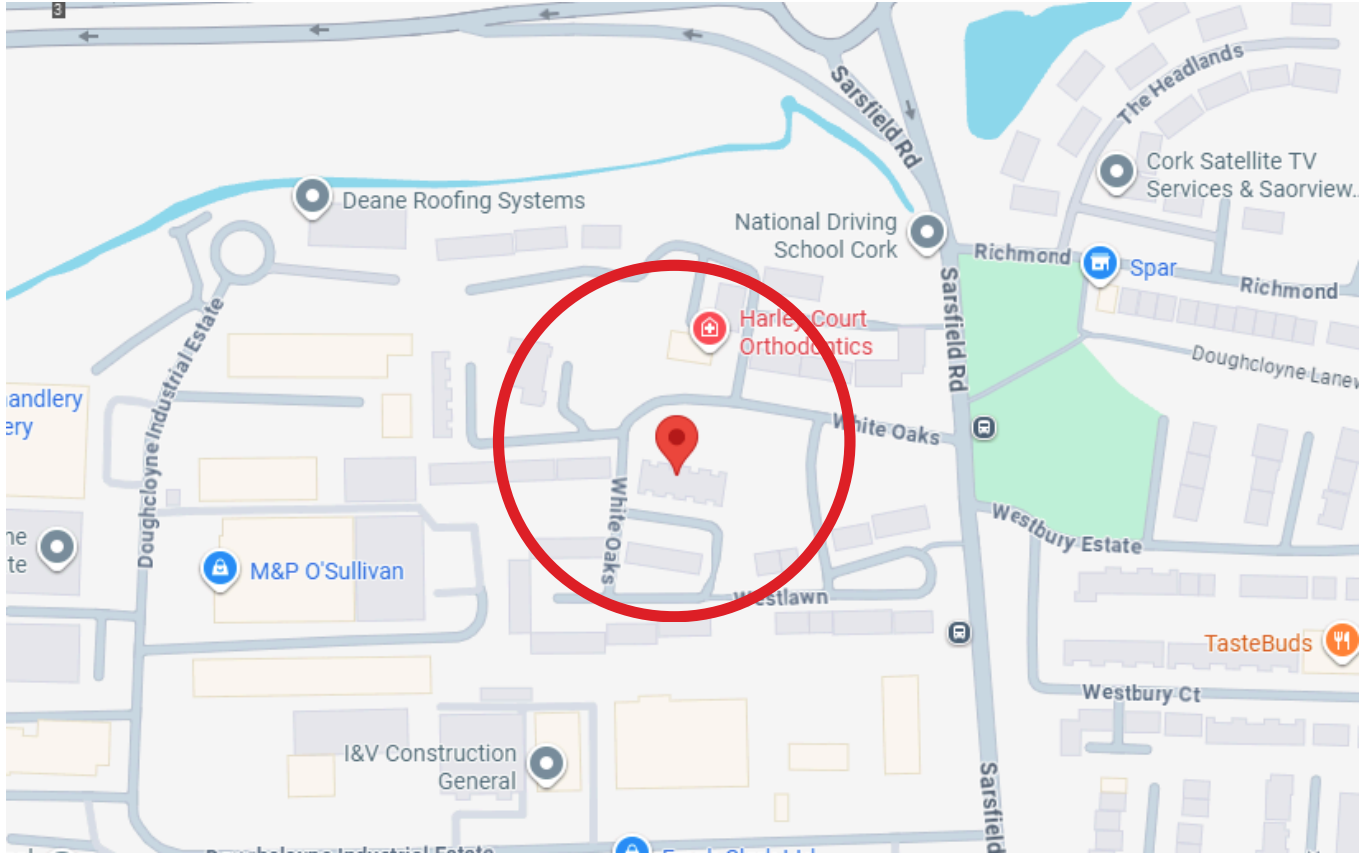
| EXTERIOR



There is no private yard or garden, there is a communal garden space for residents.

| DIRECTIONS

Please see Eircode T12 E4EX for directions.



| ALL ENQUIRIES TO:



Downey McCarthy
THE PEOPLE YOU CAN TRUST

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



Downey McCarthy
THE PEOPLE YOU CAN TRUST

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.