ERA REAL ESTATE

Downey McCarthy

THE PEOPLE YOU CAN TRUST

1 Saint Patrick's Terrace, Gerald Griffin Street, Blackpool, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this two bedroom end of terrace property situated in a private enclave off Gerald Griffin Street in the heart of Cork city centre. While in need of modernisation and refurbishment, the property benefits from its superb location within walking from Cork city centre and its excellent proximity to local schools, bus routes, cafes, and shops.

Accommodation consists of open plan kitchen/dining/living area, rear hall, and main bathroom on the ground floor, while at first floor level the property offers two bedrooms.

AMV: €145,000

BER G

60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Two bedroom terrace property in need of modernisation
- Approx. 44.12 Sq. M. / 475 Sq. Ft.
- Bult c. 1950
- BER G with potential to increase to B
- Gas fired central heating
- Double glazed PVC windows
- Superb location within walking distance to Cork city centre and Blackpool Shopping & Commercial Centre
- Close proximity to University College Cork, The Mercy Hospital, Apple HQ
- Close to all essential and recreational amenities including primary and secondary schools, bus routes, shops, cafes, pharmacy

| OPEN PLAN KITCHEN/DINING/LIVING

5.43m x 3.01m (17'8" x 9'8")

This dual aspect open plan room has one window to the front of the property and one window to the rear. The area has timber effect tile flooring, a feature stove with mantelpiece, under stair storage, two light pieces, one radiator, and six power points.

The kitchen features fitted units in a U-shape with worktop counter, tile splashback, space for an oven, space for a fridge, and a sink.





| REAR HALL

1.15m x 0.67m (3'7" x 2'1")

The rear hall has tile flooring and doors allowing access to the main bathroom and rear courtyard.

| BATHROOM

2.02m x 1.48m (6'6" x 4'8")

The main bathroom features a three piece suite, tiling, one skylight, one centre light piece, and one window to the rear.



| STAIRS AND LANDING

1.07m x 0.77m (3'5" x 2'5")

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

| BEDROOM 1

3.55m x 2.14m (11'6" x 7'0")

This double bedroom has carpet flooring, one window to the rear of the property with a curtain rail, one radiator, one centre light piece, access to the hot press, and two power points.



| BEDROOM 2

1.8m x 3.01m (5'9" x 9'8")

This single bedroom has carpet flooring, one window to the front of the property with a curtain rail, one radiator, one centre light piece, and two power points.



| FLOOR PLAN



1st Floor

2nd Floor

| GARDENS AND EXTERIOR



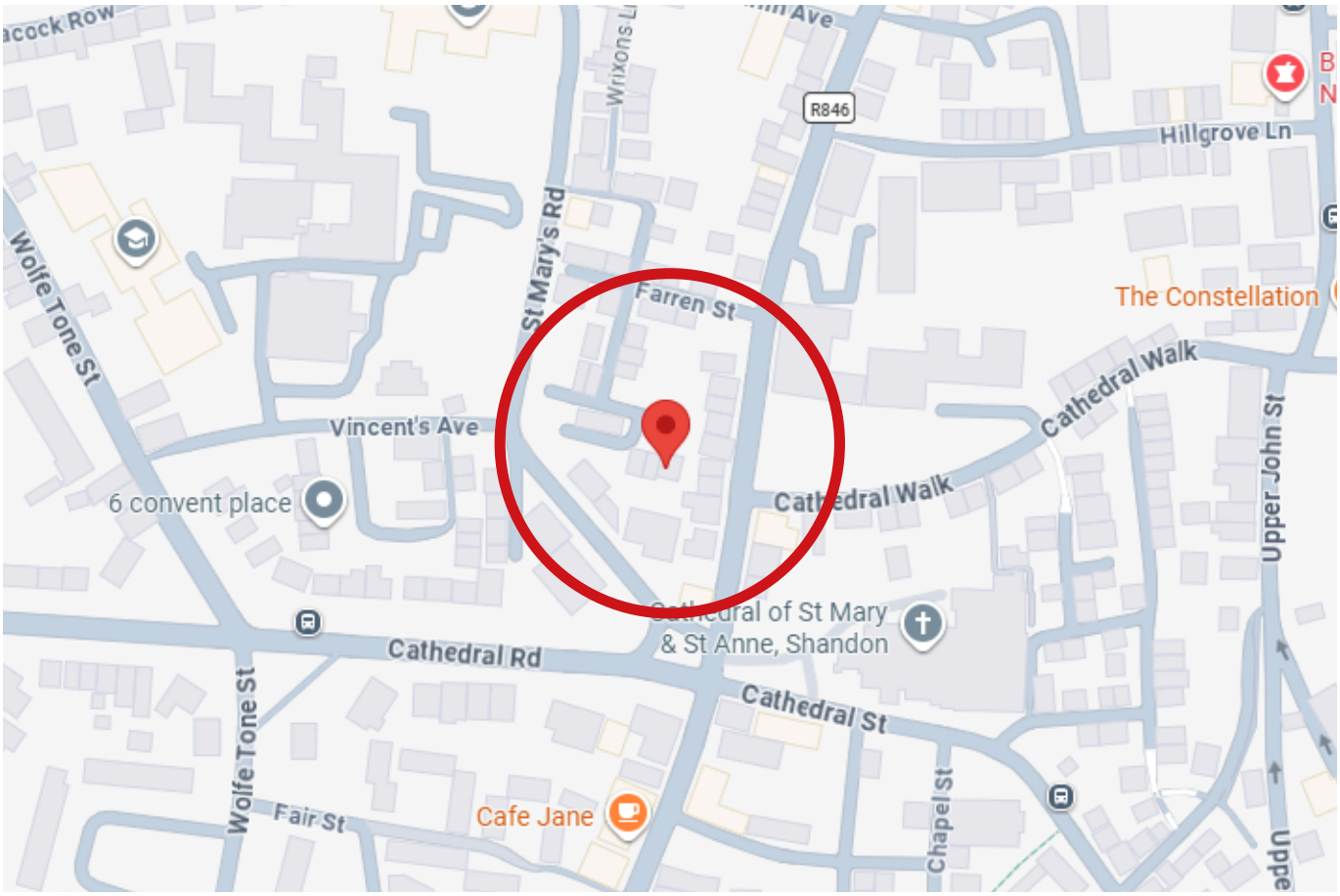
The front of the property has a maintenance free façade of plaster finish. Limited off street parking is available within the square.

The rear of the property has a compact enclosed courtyard.



| DIRECTIONS

Please see Eircode T23 XYA4 for directions.



| ALL ENQUIRIES TO:

Garry O'Donnell MIPAV, MMCEPI, TRV
087 7522244
garry@eracork.ie

TAPITAG



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