

61 Evergreen Street, Cork City



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented, recently refurbished one bedroom terraced property, ideally situated in the heart of Cork city centre. Particular attention has been paid to creating a warm, cosy and inviting living environment, with the property having undergone a comprehensive renovation. The result is a stylish and contemporary home boasting attractive modern finishes throughout, complemented by an impressive B-rated energy performance.

Situated within a short stroll of a wide range of local amenities, this property enjoys excellent positioning, making it an ideal choice for a first time buyer, while also presenting an attractive opportunity for investors looking for a lucrative residential investment.

Accommodation consists of open plan kitchen/dining/living area on the ground floor with a modern fitted kitchen and attractive décor. Upstairs the property offers a large master bedroom to the rear of the property opening onto a Juliet style balcony, a shower room, and a study area or home office area to the front.

AMV: €225,000



60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- B Energy Rating - Qualifying the property for Green Mortgage Interest Rates
- New gas fired heating system
- Fully rewired
- New roof
- New windows and doors
- Comprehensively insulated
- 15 minutes' walk to UCC
- Super city centre location close to all amenities including restaurants, bars, gyms, transport links
- Ideal first time buy/Down sizer/Investment property
- No rent cap

| OPEN PLAN KITCHEN/DINING/LIVING

6.54m x 3.4m (21'4" x 11'1")

A composite door with stain glass centre panelling allows access to the open plan kitchen/dining/living area. This dual aspect room has one window to the front of the property and double glass doors, fitted with a curtain rail and curtains allowing access to the rear courtyard.

The rooms offers high quality tile flooring and is fitted with an impressive modern kitchen with units at eye and floor level combined with extensive worktop counter and subway tile splashback. The kitchen includes an integrated oven/hob/extractor fan, plumbing for a washing machine, and space for a fridge freezer. The area has extensive dining space and living space, recessed spot lighting, fourteen power points, and two large radiators.



| STAIRS AND LANDING

3.35m x 3.67m (10'9" x 12'0")

A high quality sanded and varnished timber staircase allows access to the first floor.



| BEDROOM

2.88m x 3.5m (9'4" x 11'4")

This superb dual aspect bedroom suite has high quality laminate timber flooring, one window to the front of the property with roller blind, and glazed double doors to the rear allowing access to a Juliet style balcony. The room has attractive décor, recessed spot lighting, one thermostat control for the heating, a wall-mounted TV bracket, eight power points, and access to a small workstation area to the front of the room.



| SHOWER ROOM

2.08m x 1.5m (6'8" x 4'9")

The shower room features a three piece suite including a large corner shower area. The room has vinyl flooring, PVC panelling from floor to ceiling, one centre light piece, one wall-mounted light piece, one extractor fan, one radiator, and an access hatch to the attic.

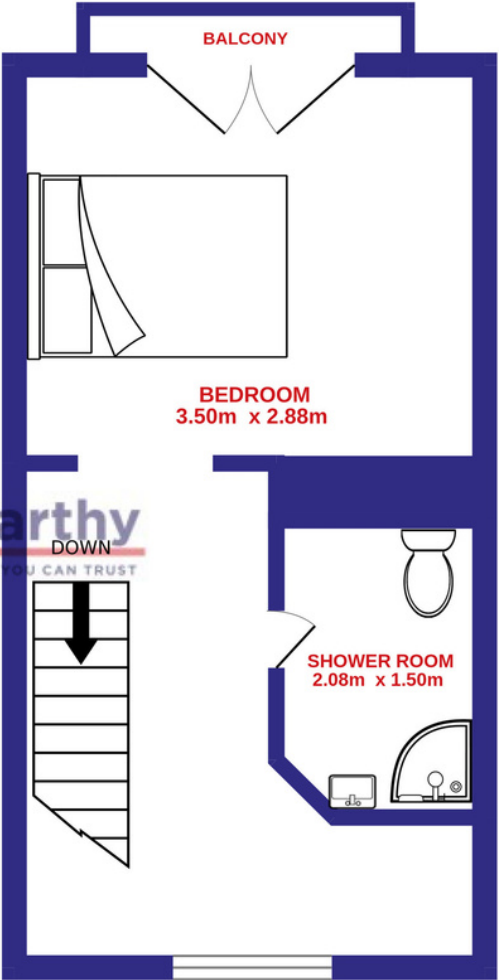


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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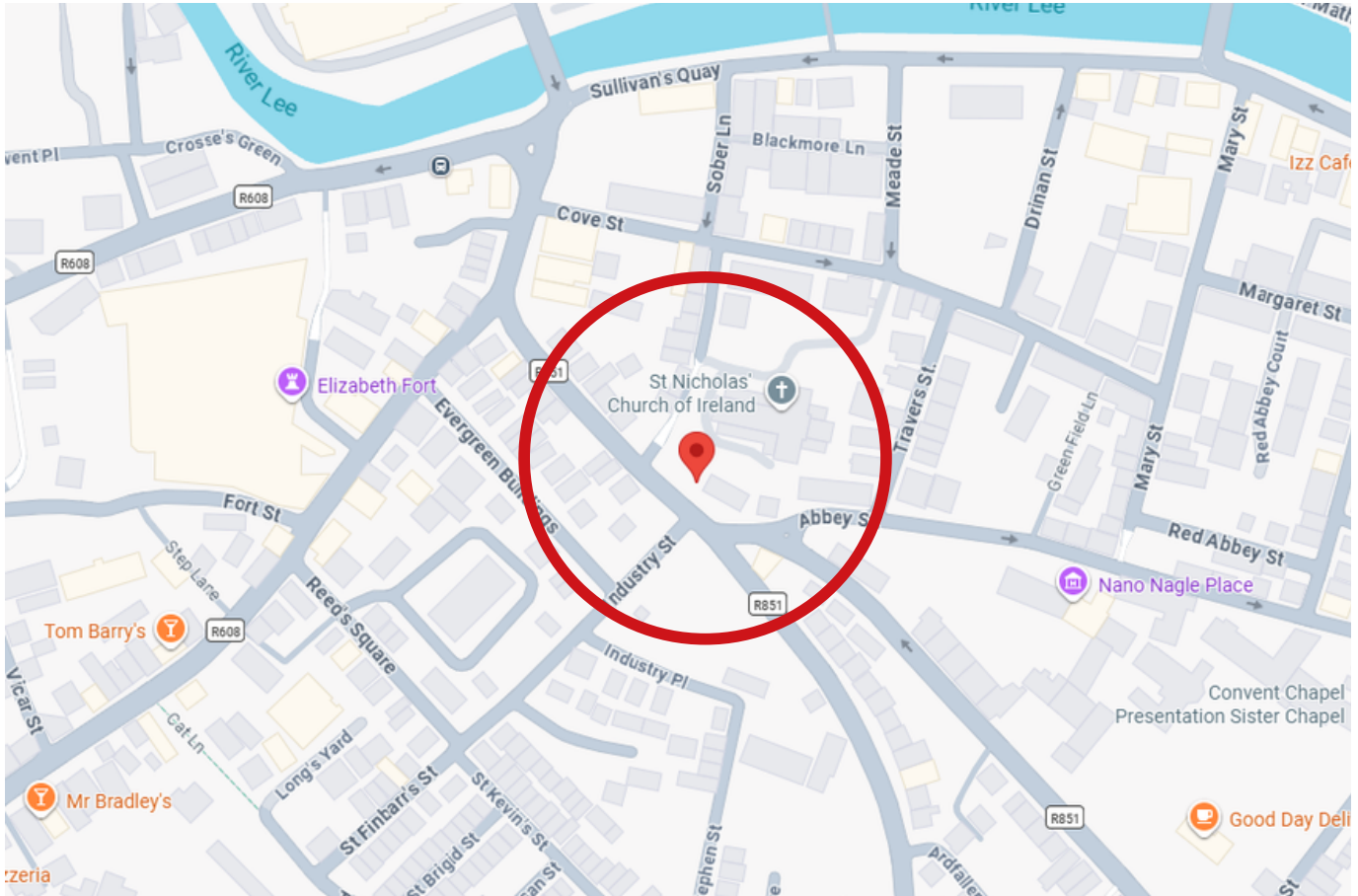
| GARDENS AND EXTERIOR



The rear of the property has a small enclosed courtyard with an attractive feature stone boundary wall.

| DIRECTIONS

Please see Eircode T12 D7YC for directions.



| ALL ENQUIRIES TO:

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



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