

47 Hibernian Buildings, Albert Road, Ballintemple, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this charming and superbly positioned two bedroom terraced residence, offering an exceptional opportunity to acquire a stylish city home in one of Cork's most convenient locations. Ideally positioned within an easy stroll of Cork city centre, the property enjoys an enviable setting surrounded by an outstanding selection of cafés, restaurants, shops, bars and everyday amenities. For those who enjoy an active and sociable lifestyle, the nearby Marina Greenway, Marina Market and Kennedy Park are all within easy reach, providing the perfect balance of city living and outdoor leisure.

Accommodation consists of reception hallway, attractive open plan kitchen/dining and living area, rear hall and main bathroom on the ground floor. Upstairs, the property features two generously proportioned double bedrooms.

Early viewing is advised.

AMV: €235,000

BER E

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PSRA No. 002584

| FEATURES

- Approx. 50.78 Sq. M. / 547 Sq. Ft.
- Gas fired central heating
- Impressive décor and new carpet flooring
- Superb city centre location close to the Marina Greenway & Market Market
- Two spacious double bedrooms
- Enclosed rear yard
- Short walk to Cork city centre & close to essential and recreational amenities
- On street parking with a residents parking permit
- BER E with potential to increase to BER A

| RECEPTION HALLWAY

1.61m x 0.85m (5'2" x 2'7")

A composite door allows access to the reception hallway, which in turn allows access into the open plan kitchen/living area.

| OPEN PLAN KITCHEN/LIVING ROOM

5.48m x 3.88m (17'9" x 12'7")

This open plan dual aspect room is flooded with natural light and offers one window to the front of the property and one window to the rear, both with fitted blinds. The room has impressive timber flooring, three light pieces, two radiators, sixteen power points, stairs, one television point, and one internet connection point.

The kitchen which is located to the rear of the room features units at eye and floor level in an L-shape with chestnut oak worktop counter tops and tile splashback. The kitchen includes an integrated oven and hob, plumbing for washing machine and dishwasher, space for a fridge freezer, and a stainless steel sink and drainer unit.



| REAR HALL

0.82m x 1.35m (2'6" x 4'4")

Located off the kitchen the rear hall has tile flooring, two power points and storage space. A door from the area allows access to the rear yard and the main bathroom.

| BATHROOM

2.05m x 2.03m (6'7" x 6'6")

The main bathroom features a three piece suite with impressive floor and wall tiling. There is one window to the side of the property, one radiator, one centre light piece, one vent, and a cabinet with integrated mirror.



| STAIRS AND LANDING

2.93m x 0.78m (9'6" x 2'5")

The stairs and landing are fitted with new carpet flooring. The landing allows access to the gas boiler.



| **BEDROOM 1**

2.87m x 3.27m (9'4" x 10'7")

A spacious double bedroom has new carpet flooring, one centre light piece, one window to the rear of the property, one radiator, and four power points.



| **BEDROOM 2**

2.35m x 4.18m (7'7" x 13'7")

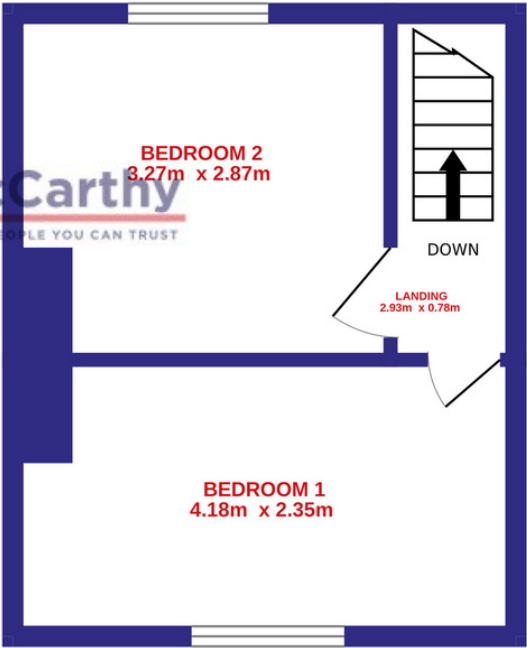
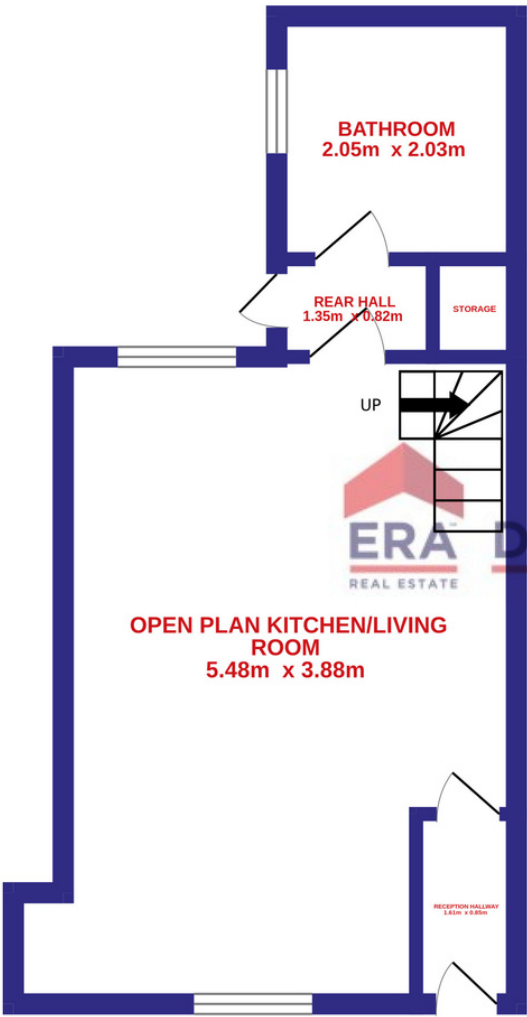
A spacious double bedroom has impressive new carpet flooring, one centre light piece, one window to the front of the property, one radiator, and six power points.



| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



| GARDENS AND EXTERIOR



The property is located in picture perfect square of residential housing with extensive on street parking available. The property offers a smooth plaster facade. The rear of the property is fully enclosed and offers a small rear yard.



| DIRECTIONS

Please see Eircode T12 KX8W for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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