

## 13 Model Cottages, Blarney Street, Cork City



ERA Downey McCarthy Auctioneers are delighted to launch to the market this cosy and recently renovated two bedroom townhouse, ideally located in a quiet cul-de-sac off Blarney Street in Cork City. This is a popular and convenient location less than 1km from the North Main Street, and it is very close to all amenities as well as major employers including Apple HQ, Mercy University Hospital, and UCC.



**AMV: €225,000**

**BER E1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 54.19 Sq. M. / 583 Sq. Ft.
- Built in the 1940's approx.
- BER E1
- Recently renovated
- Two double bedrooms upstairs
- Excellent location
- Off street parking to the front
- Walking distance to Cork City Centre
- Close to all amenities, schools, pharmacy, shops
- Easy access to Apple HQ, Mercy University Hospital & UCC
- Ideal first time buy/investment opportunity

## | LIVING ROOM

5.61m x 3.96m (18'4" x 12'9")

A teak door with glass panelling opens onto the spacious open plan kitchen/dining/living area. The living area has carpet flooring, attractive neutral décor, one window overlooks the front of the property, two light fittings, three wall-mounted light fittings, one television point, and access to the fuse board.

An open arch allows access to the kitchen/dining area.



## | KITCHEN/DINING ROOM

2.63m x 3.62m (8'6" x 11'8")

The kitchen/dining area has attractive parquet style vinyl flooring, recessed spot lighting, double doors allowing access to the rear yard, access to the guest w.c, and a large Velux window. The kitchen features solid fitted units at eye and floor level with an extensive worktop counter and splashback, integrated oven/hob/extractor fan, stainless steel sink, space for a dishwasher, space for a fridge freezer, and extensive dining space.



## | GUEST W.C

1.78m x 1.45m (5'8" x 4'7")

The guest w.c features a two piece suite, two windows to the side of the property, concrete flooring, shelving space, and one centre light fitting. Currently in use as a storage space, this area has plumbing for a washing machine and can be used as a utility space/w.c.



## | STAIRS AND LANDING

2.72m x 1.49m (8'9" x 4'8")

The stairs and landing are fitted with carpet flooring throughout. The landing area has one centre light fitting.

## | BEDROOM 1

2.78m x 2.46m (9'1" x 8'0")

This spacious double bedroom has one large window overlooking the front of the property, attractive neutral décor, storage space, one centre light fitting, one radiator and carpet flooring.



## | BEDROOM 2

2.82m x 2.35m (9'2" x 7'7")

Another double bedroom that has two windows to the rear of the property, neutral décor, centre light fitting, radiator, storage space, and carpet flooring.



## | MAIN BATHROOM

1.58m x 1.49m (5'1" x 4'8")

The main bathroom features a three piece suite including a shower cubicle incorporating a Triton T80 electric shower. The room has wooden flooring and wall panelling, extractor fan, one frosted window to the rear, recessed spot lighting, and one wall-mounted light fitting.

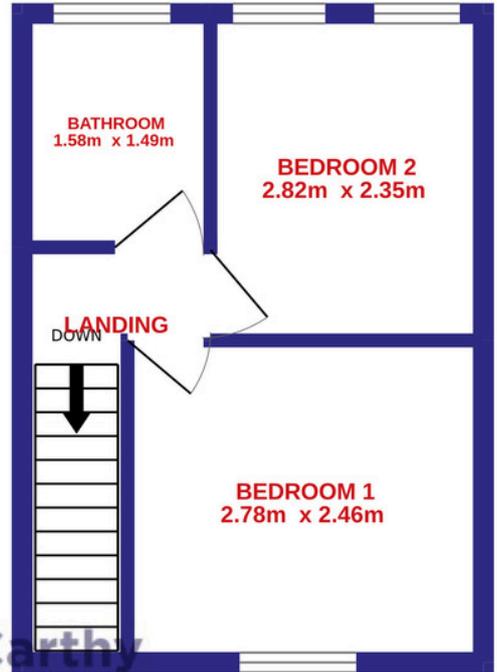


# | FLOOR PLAN

GROUND FLOOR

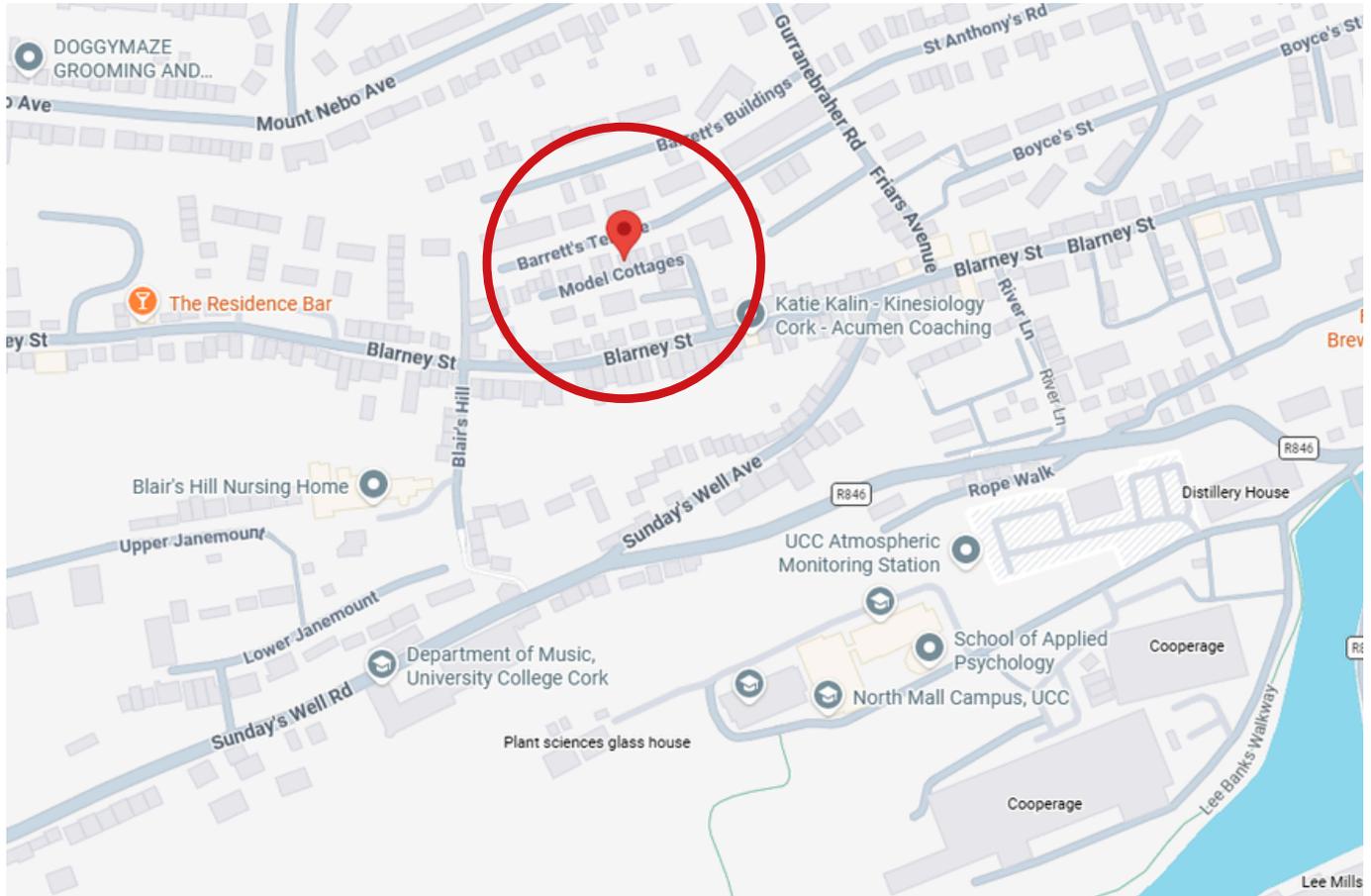


1ST FLOOR



## | DIRECTIONS

Please see Eircode T23 A0F6 for directions.



## | ALL ENQUIRIES TO:



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