

10 O'Connor Ville, Tower Street, Cork City



Michael Downey of ERA Downey McCarthy Auctioneers is delighted to present to the market this charming two bedroom townhouse, occupying a most convenient location in this mature and sought after cul de sac, close to UCC and Cork city centre, and all amenities including schools, shops and restaurants etc. Viewing comes highly recommended to appreciate what this fine home has to offer.

Accommodation consists of porch, reception hallway, living room, dining room, kitchen, and shower room on the ground floor. Upstairs the property offers two spacious double bedrooms and the main bathroom.

AMV: €295,000



60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Approx. 75.96 Sq. M. / 818 Sq. Ft.
- Built in 1904 approx.
- BER G
- Two double bedrooms upstairs
- Two bathrooms
- Rear courtyard
- Convenient and much sought after location
- Only 1.5 km to Cork city centre
- Easy access to UCC - 2 kms
- Walking distance to a whole host of amenities
- Including bars, pharmacies, medical centres, gyms, transport links and more

| PORCH

0.6m x 1.88m (1'9" x 6'1")

A sliding glass door allows access into the porch. The porch has a PVC door with frosted glass panelling and tile flooring, and allows access into the reception hallway.



| RECEPTION HALLWAY

6.58m x 1.06m (21'5" x 3'4")

The welcoming reception hallway houses the electrical service board, alarm console panel, a large radiator, centre light fitting and wooden flooring. A doorway allows access into the living room.



| LIVING ROOM

3.36m x 3.04m (11'0" x 9'9")

The living room has one large window overlooking the front of the property, allowing in extensive natural light. The room has a feature fireplace with an open insert, space for a suite of furniture, centre light fitting, radiator and wooden flooring.



| DINING ROOM

3.12m x 3.3m (10'2" x 10'8")

The dining area has another feature fireplace with an open insert, built-in display cabinets, a large radiator, centre light fitting and wooden flooring. A door from here access into the kitchen.



| KITCHEN

3.21m x 4.4m (10'5" x 14'4")

A very well appointed kitchen has solid ash fitted units at eye and floor level with an extensive worktop counter and tile splashback. A Velux window allows ample natural light into the space, a built-in display cabinet ideal for storage, a built-in breakfast area and tile flooring. The kitchen has space for an oven/hob/extractor fan, space for a washing machine and dryer and a stainless steel sink. One door allows access out to a small rear courtyard area, and another door from the kitchen allows access into the shower room.



| **SHOWER ROOM**

0.79m x 1.83m (2'5" x 6'0")

The shower room features a three piece suite including a Mira electric shower, one Velux window, a frosted window overlooking the side of the property, and fully tiled walls and floors.



| **STAIRS AND LANDING**

3.15m x 1.7m (10'3" x 5'5")

The stairs and landing are fully carpeted throughout. At the half landing, a small stairway allows access into the main bathroom.



| **BEDROOM 1**

3.27m x 4.27m (10'7" x 14'0")

This spacious double bedroom has one window overlooking the front of the property, built-in wardrobe units for storage, centre light fitting, large radiator and wooden flooring.



| BEDROOM 2

3.06m x 2.5m (10'0" x 8'2")

This double bedroom has one window overlooking the rear of the property, built-in wardrobe units for storage surrounding a built-in bed frame, radiator, centre light fitting and wooden flooring.



| MAIN BATHROOM

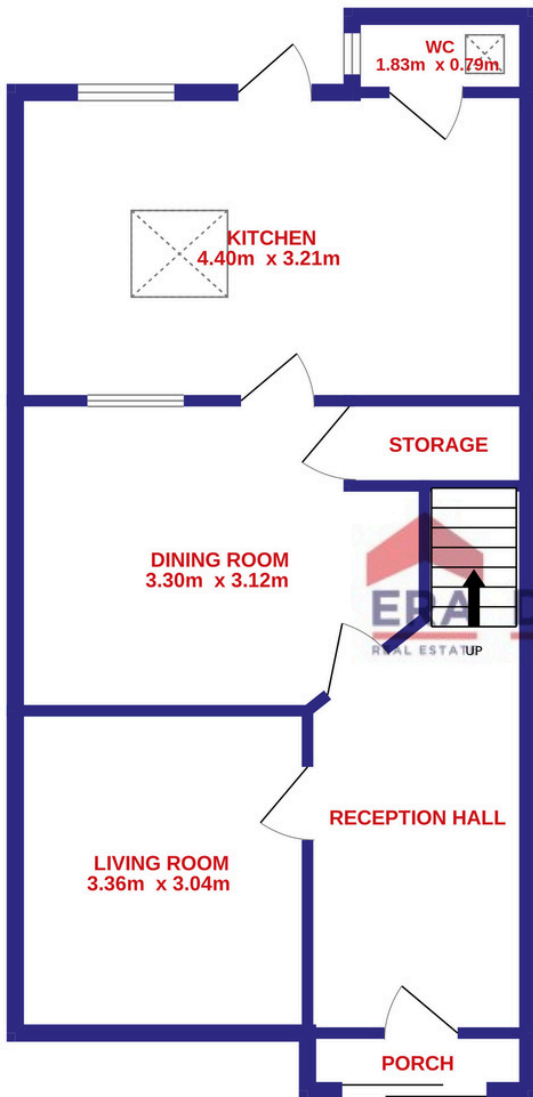
2.56m x 2.11m (8'3" x 6'9")

The main bathroom features a three piece suite including a built-in shower cubicle incorporating a Galaxy Aqua electric shower. The room has fully tiled walls and floors, a frosted window to the side of the property, a large radiator, and centre light fitting.

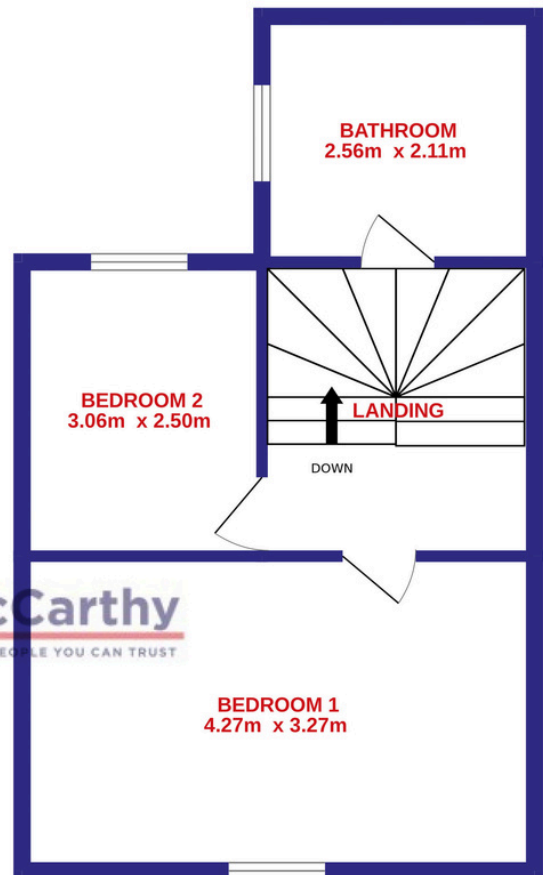


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



EPA Downey McCarthy
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| GARDENS AND EXTERIOR



The front of the property has a gate that allows access into a maintenance free courtyard area, which is ideal for bin storage.

The rear of the property has an enclosed courtyard area.

| DIRECTIONS

Please see Eircode T12 C3FV for directions.



| ALL ENQUIRIES TO:



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



Caroline Downey BA, MSc, MIPAV MMCEPI
083 0255433
caroline@eracork.ie



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