

## 22 Blarney Street, Cork City



ERA Downey McCarthy are delighted to launch to the market this super three storey, two bedroom/two bathroom, mid terraced property which benefits from its superb position close to Cork city centre. This is a popular and convenient location, circa 200 metres from the North Gate Bridge, is very close to all amenities, schools and shops etc., and major employers including Apple HQ, The Mercy University Hospital and UCC.

Accommodation consists of reception hallway, open plan kitchen/dining/living area, and storage space on the ground floor. On the first floor there is one spacious double bedroom and a separate bathroom. At second floor level there is a second double bedroom and another bathroom.

**AMV: €275,000**

**BER B3**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 63.65 Sq. M / 685 Sq. Ft
- Built in 1930's approx. but totally renovated in 2016
- BER B3 - Qualifying the property for Green Mortgage Interest Rates
- Natural gas fired central heating
- Two spacious double bedrooms
- Two modern well appointed bathrooms
- Excellent location
- Walking distance to Cork City Centre
- Close to all amenities such as schools, pharmacy and shops etc.
- Accessible to Apple Headquarters, Mercy University Hospital & UCC
- Ideal first time buy/investment opportunity
- The property was rented out until recently - Last rent was set in June 2025 at €1,460 per month
- It is now being sold with the benefit of vacant possession

## | RECEPTION HALLWAY

1.8m x 0.88m (5'9" x 2'8")

A PVC door with centre glass panelling allows access to the reception hallway which has carpet flooring, an internal window overlooking the living area, neutral décor, and recessed lighting.



## | OPEN PLAN KITCHEN/DINING/LIVING

7.69m x 3.7m (25'2" x 12'1")

The living area has carpet flooring, one window to the front of the property, a large radiator, neutral décor, and one centre light fitting.

The kitchen/dining area has tile flooring, one centre light fitting, recessed spot lighting, neutral décor, a window to the rear, a radiator, and access to under stair storage. The kitchen features modern fitted units at eye and floor level with extensive worktop counter and tile splashback. The kitchen includes space for an oven/hob/extractor fan, space for a washing machine and space for a fridge freezer, a fitted stainless steel sink, and ample power points. A door allows access to the storage area.



## | STORAGE

1.08m x 1.04m (3'5" x 3'4")

This area has concrete flooring, and houses the gas boiler. This space is ideal for storage etc.



## | FIRST FLOOR STAIRS AND LANDING

2.75m x 1.48m (9'0" x 4'8")

The first floor stairs and landing features carpet flooring throughout. At the half landing there is one window to the rear, and the top of the landing has one centre light fitting and power points.



## | BEDROOM 1

3.18m x 3.75m (10'4" x 12'3")

A spacious double bedroom has two windows overlooking the front of the property, carpet flooring, neutral décor, one centre light fitting, and one radiator.



## | BATHROOM 1

2.63m x 2.03m (8'6" x 6'6")

This beautifully appointed and modern bathroom features a four piece suite including a power shower fitted over the bath. The room has attractive floor and wall tiling, neutral décor, centre light fitting, wall-mounted light fitting, a heated towel rail and a large window to the rear with access to a decking area outside.



## | SECOND FLOOR STAIRS AND LANDING

2.72m x 1.45m (8'9" x 4'7")

The second floor stairs and landing features carpet flooring throughout. At the half landing there is one window, and the top of the landing has one centre light fitting and power points.

## | BEDROOM 2

3.21m x 3.75m (10'5" x 12'3")

The spacious double bedroom has two windows overlooking the front of the property, carpet flooring, neutral décor, centre light fitting, radiator and an access hatch to the attic.



## | BATHROOM 2

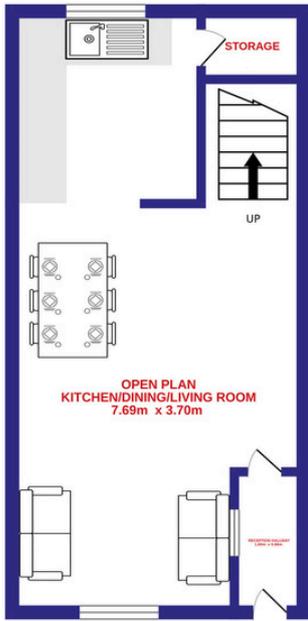
2.58m x 2.02m (8'4" x 6'6")

Another well-appointed bathroom features a four piece suite including a power shower fitted over the bath. The room has attractive floor and wall tiling, modern neutral décor, centre light fitting, wall-mounted light fitting, heated towel rail and a window to the rear.

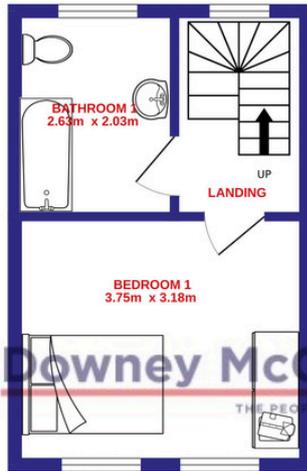


# | FLOOR PLAN

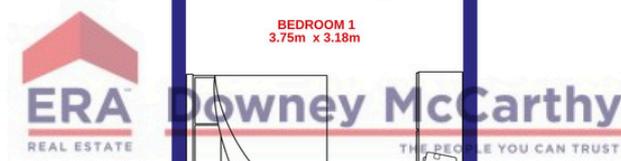
GROUND FLOOR



1ST FLOOR

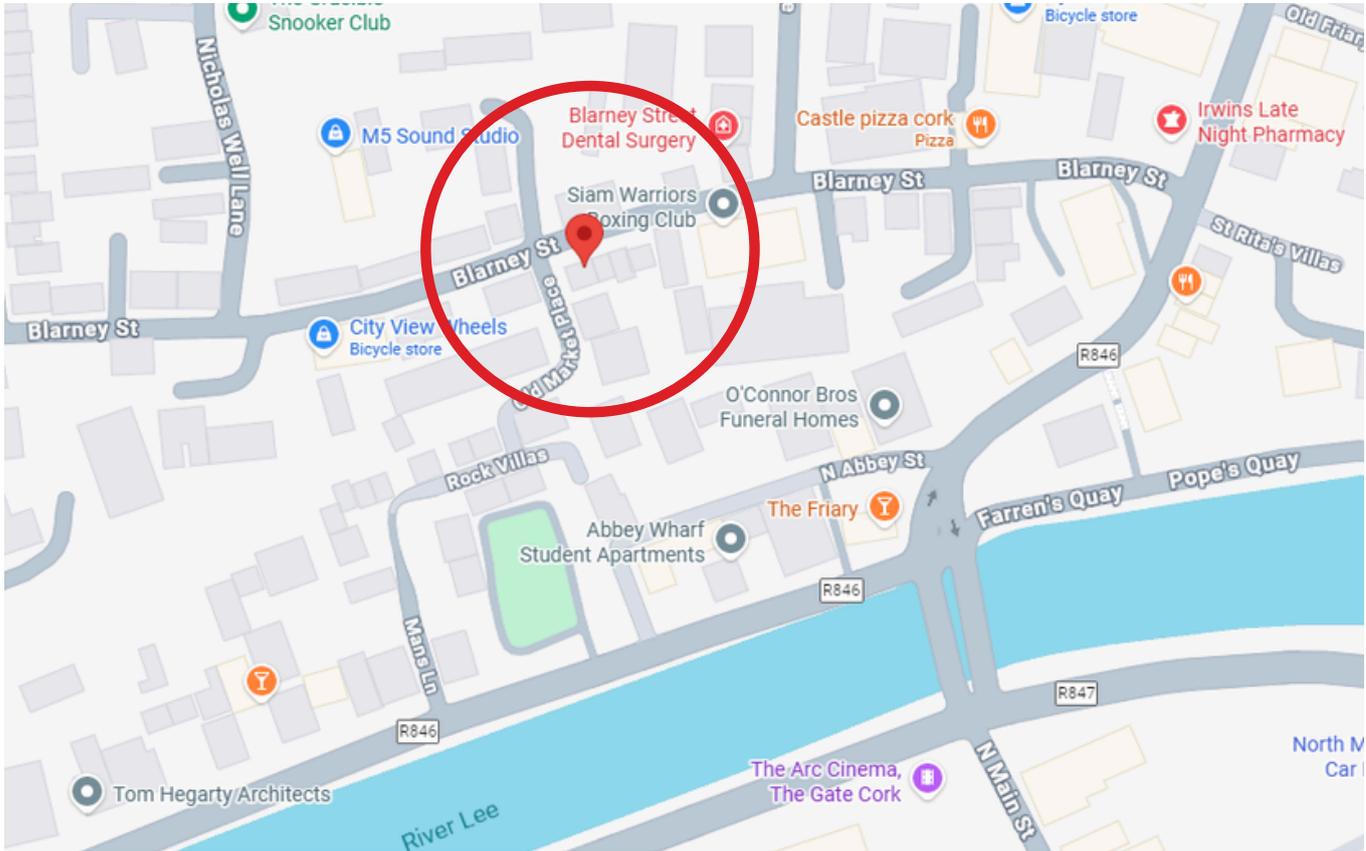


2ND FLOOR



## | DIRECTIONS

Please see Eircode T23 W83F for directions.



## | ALL ENQUIRIES TO:



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