

6 Mardyke Street, Cork City



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly positioned four bedroom, three storey, terraced property situated on the doorstep of University College Cork and within easy walking distance of Cork city centre, The Bons Secours and Mercy University Hospitals and the Tyndall National Institute.

Accommodation consists of reception hallway, living room, and extended kitchen/dining area on the ground floor. On the first floor there are two spacious double bedrooms and a shower room. At second floor level there are two additional bedrooms.

AMV: €335,000

BER C3

60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Approx. 92 Sq. M. / 990 Sq. Ft.
- BER C3
- Gas fired central heating
- Double glazed PVC windows
- Four spacious bedrooms
- Enclosed yard to the rear
- Highly desirable location in Cork city centre
- Short walk to University College Cork
- Direct access to N22 road network and a number of bus routes
- Ideal investment opportunity

| RECEPTION HALLWAY

A teak door allows access to the reception hallway which has tile flooring, one radiator, one centre light piece, and under stair storage. A PVC door with glass panelling allows access to the rear yard.

| LIVING ROOM

3.27m x 3.4m (10'7" x 11'1")

A superb main living room has one window to the front of the property, including a curtain rail and curtains. The room has oak timber flooring, wall-mounted shelving, one centre light piece, one large radiator, one television point, and six power points.



| KITCHEN/DINING

5.58m x 2.75m (18'3" x 9'0")

The extended kitchen/dining area features modern fitted units at eye and floor level in an L-shape with extensive worktop counter space and tile splashback. The kitchen includes an integrated oven/hob/extractor fan, washing machine, dishwasher, and dryer. The room has one window to the side of the property, one window to the rear and tile flooring throughout. There is extensive dining space, two light pieces, one large radiator, and nine power points.



| FIRST FLOOR STAIRS AND LANDING

3.1m x 1.48m (10'1" x 4'8")

The stairs and landing to the first floor are fitted with carpet flooring throughout. At the half landing there is one window to the rear, including a curtain rail and curtains. The main landing area has one centre light piece, and two power points.

| **BEDROOM 1**

4.78m x 2.11m (15'6" x 6'9")

A spacious double bedroom has one window to the front of the property, carpet flooring and one radiator. There is vanity area with sink, wall-mounted shelving, built-in storage, one wall-mounted light piece, and four power points.



| **BEDROOM 2**

3.31m x 2.47m (10'8" x 8'1")

A spacious double bedroom has one window to the front of the property, including a curtain rail and curtain. The room has carpet flooring, one radiator, a vanity area with sink, wall-mounted shelving, built-in storage, one centre light piece, one wall-mounted light piece, and two power points.



| **SHOWER ROOM**

1.67m x 2.75m (5'4" x 9'0")

The shower room features a three piece suite including a triton T90SR electric shower. There is one window to the rear of the property, vinyl flooring, PVC panelling, one centre light piece, one extractor fan and integrated storage. Access to a hot press which is shelved for storage is gained from the room.



| SECOND FLOOR STAIRS AND LANDING

2.6m x 1.5m (8'5" x 4'9")

The stairs and landing to the second floor are fitted with carpet flooring throughout. At the half landing there is one Velux window to the rear of the property. The main landing area has one centre light piece.



| BEDROOM 3

2.85m x 4.52m (9'3" x 14'8")

A spacious double bedroom/twin room has a dormer window to the front of the property. There is carpet flooring, one radiator, a vanity area with sink, wall-mounted shelving, built-in storage, one centre light piece, one wall-mounted light piece, and four power points.



| BEDROOM 4

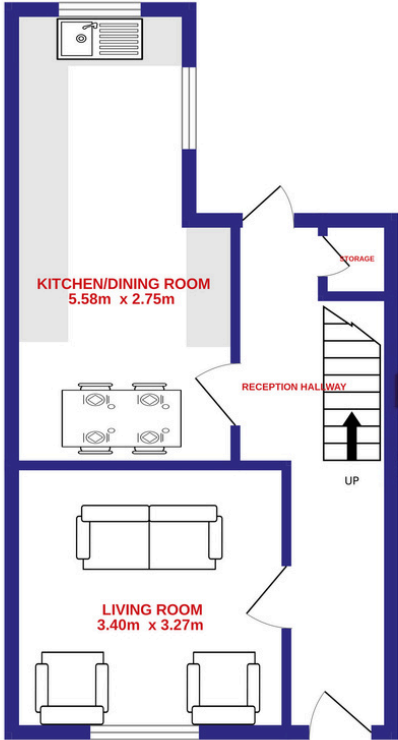
2.6m x 2.88m (8'5" x 9'4")

This single bedroom has a Velux window to the rear of the property. The room is finished with carpet flooring, one radiator, a vanity area, wall-mounted shelving, built-in storage, one centre light piece, one wall-mounted light piece, and two power points.

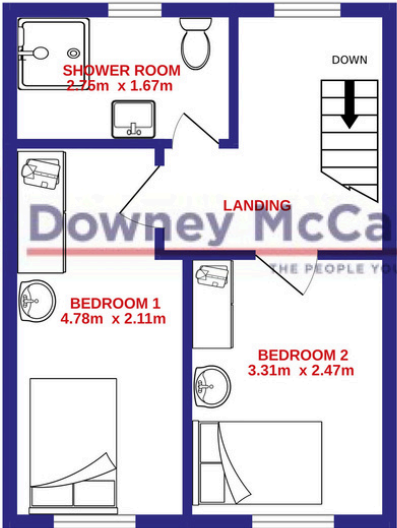


| FLOOR PLAN

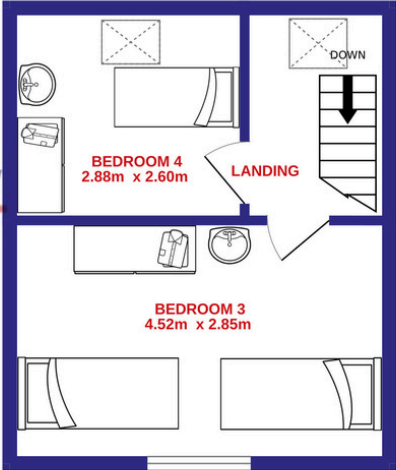
GROUND FLOOR



1ST FLOOR



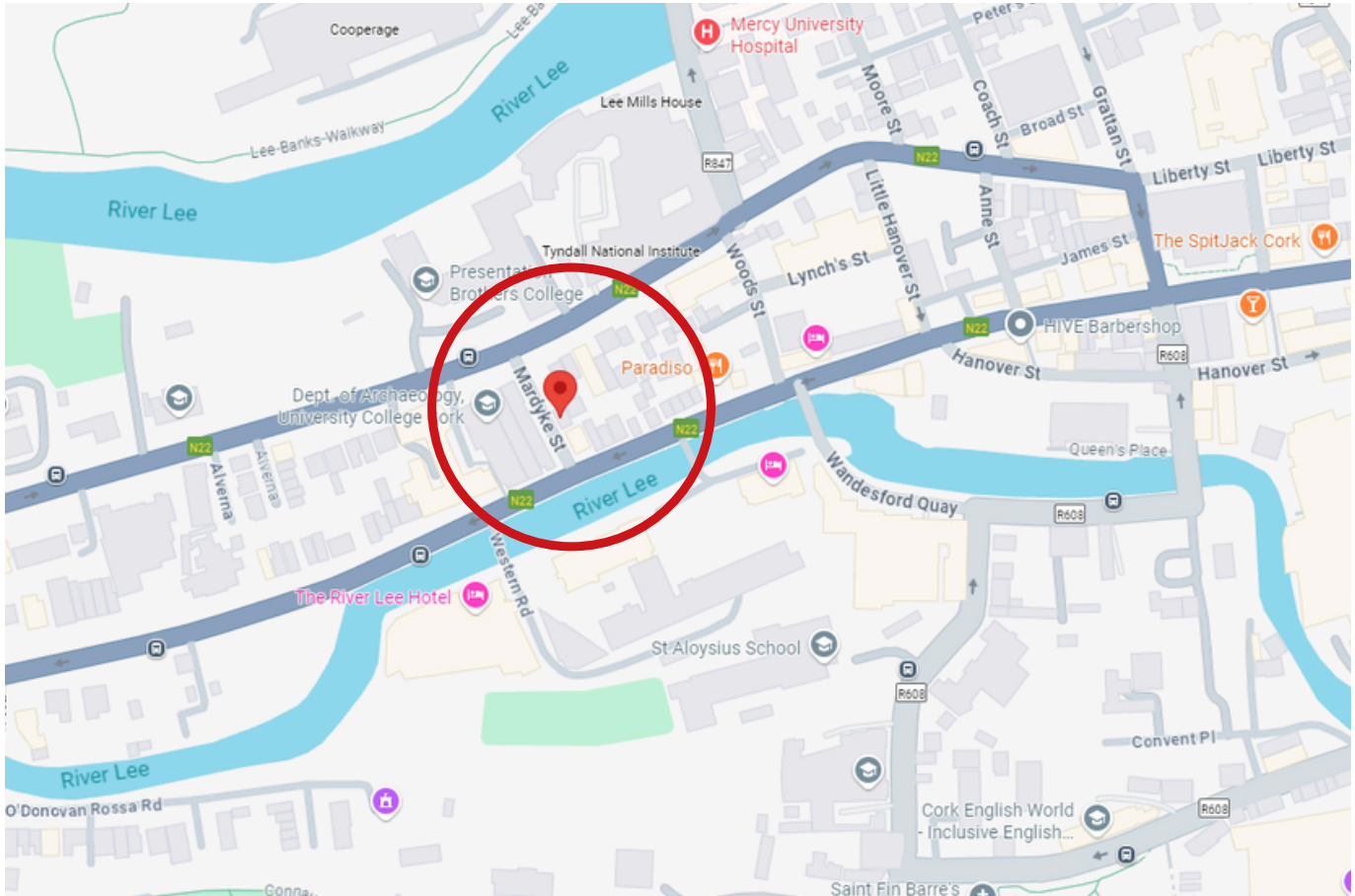
2ND FLOOR



ERA Downey McCarthy
REAL ESTATE THE PEOPLE YOU CAN TRUST

| DIRECTIONS

Please see Eircode T12 F7AC for directions.



| ALL ENQUIRIES TO:

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



Downey McCarthy
THE PEOPLE YOU CAN TRUST

Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.