

5 Cahergal Terrace, Old Youghal Road, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented and recently modernised two bedroom end of terrace home, ideally situated on the highly sought after Old Youghal Road, Cork. This attractive property enjoys a convenient and well-connected location, with the No. 207 and 208 bus routes nearby, providing easy access to Cork city centre and the southern and western suburbs. A wide range of local amenities are within close proximity, including schools, shops, restaurants, and scenic walkways, making this an ideal home for first-time buyers, downsizers, and investors alike.

Internally, the property has been tastefully upgraded and offers bright, well-proportioned accommodation throughout. The ground floor comprises a welcoming reception hallway, a spacious living room, a modern kitchen/dining area fitted with contemporary units and finishes, and a stylish shower room. Upstairs, there are two generous double bedrooms, both offering excellent space and natural light.

AMV: €275,000



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PSRA No. 002584

| FEATURES

- Approx. 62.64 Sq. M. / 674 Sq. Ft.
- BER D with potential to increase to A Rating
- Modern tasteful décor
- Recently upgraded kitchen and shower room
- Two double bedrooms
- No rent cap – rental potential of approx. €2,000 per month
- New double glazed windows
- New combi gas boiler
- Fully enclosed rear yard
- Walking distance to Cork city centre and convenient to all essential and recreational amenities
- Positioned on the No 207 and 208 bus routes

| RECEPTION HALLWAY

4.28m x 1.06m (14'0" x 3'4")

A PVC door with glass centre panelling allows access to the main reception hallway. The hallway features attractive décor, high quality tile flooring, one centre light piece, and one large radiator.



| KITCHEN/DINING

3.1m x 3.46m (10'1" x 11'3")

Located to the front of the property, the kitchen/dining area features modern fitted units at eye and floor level in an L-shape finished in an attractive high gloss ivory colour scheme and contrasting walnut worktop counter and tile splashback. The room has tile flooring and extensive dining space throughout. The kitchen includes an integrated oven/hob/extractor fan, plumbing for a washing machine, plumbing for a dishwasher, space for a dryer, and space for a fridge freezer.



The room has attractive décor, one centre light piece, one large radiator, and twelve power points.



| LIVING ROOM

3.13m x 3.88m (10'2" x 12'7")

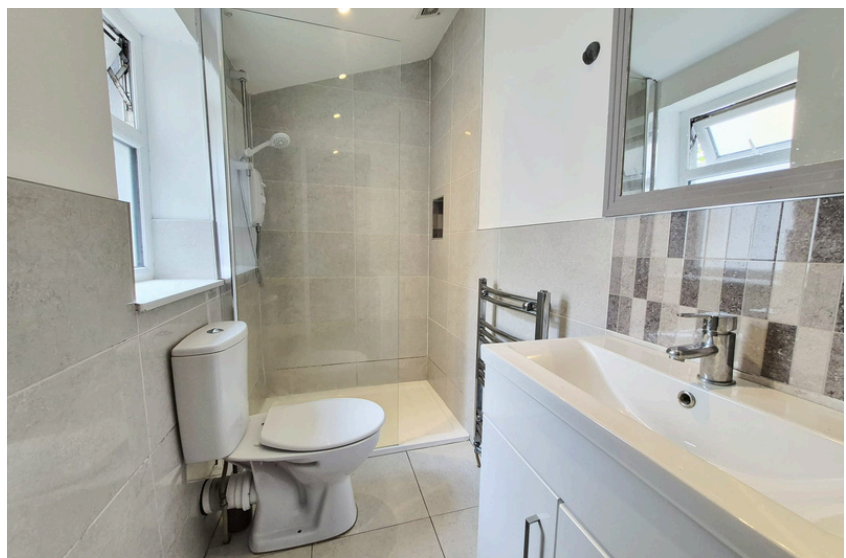
The main living room has one window to the rear of the property, including a curtain rail and curtains. A PVC door with glass panelling from the room allows access to the rear yard. The area has attractive décor with high quality laminate timber flooring, one centre light piece, one radiator, one thermostat control for the heating, four power points and access to under stair storage. A door from the room allows access to the shower room.



| SHOWER ROOM

2.37m x 1.24m (7'7" x 4'0")

A recently remodelled shower room features impressive modern tiling throughout. The room has recessed spot lighting, one extractor fan, one window to the side of the property, integrated storage and the area includes a Triton T80Z electric shower.



| STAIRS AND LANDING

3.11m x 1.31m (10'2" x 4'2")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one window to the rear of the property, flooding the area with natural light. An access hatch to the attic is located on the landing together with one centre light piece.

| BEDROOM 1

3.08m x 4.65m (10'1" x 15'2")

A spacious double bedroom has two windows to the front of the property, both including curtain rails and curtains. The room has carpet flooring, one centre light piece, one large radiator, two power points, and one telephone point.



| BEDROOM 2

3.11m x 3.16m (10'2" x 10'3")

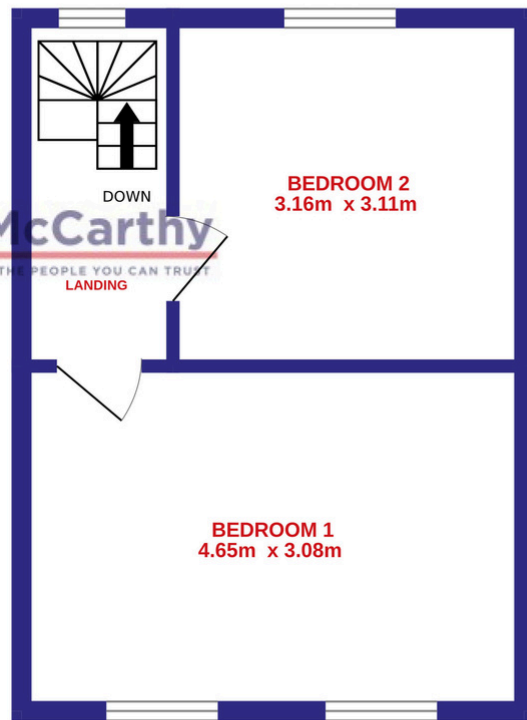
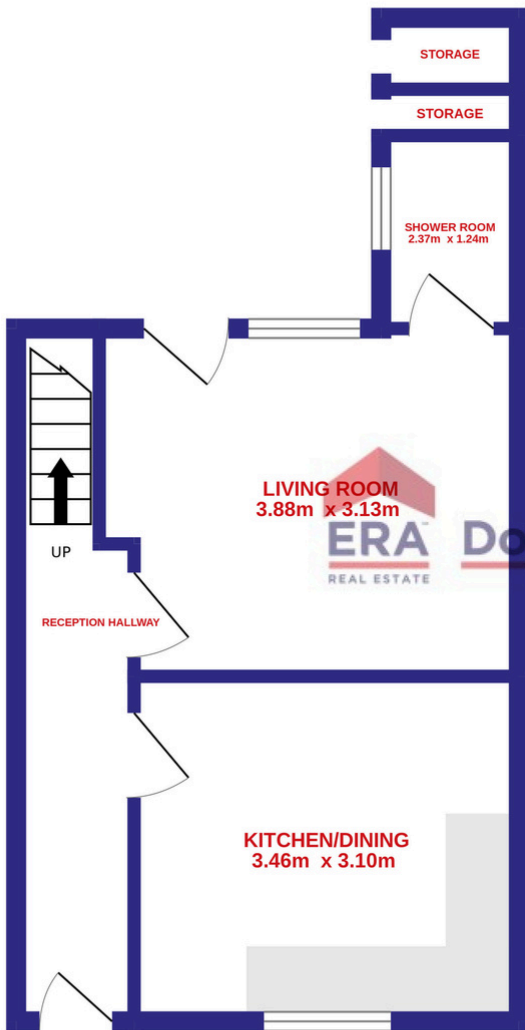
A large double bedroom has one window to the rear of the property, including a curtain rail and curtains. The room has one centre light piece, carpet flooring, attractive décor, one radiator, and two power points.



| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



| GARDENS AND EXTERIOR

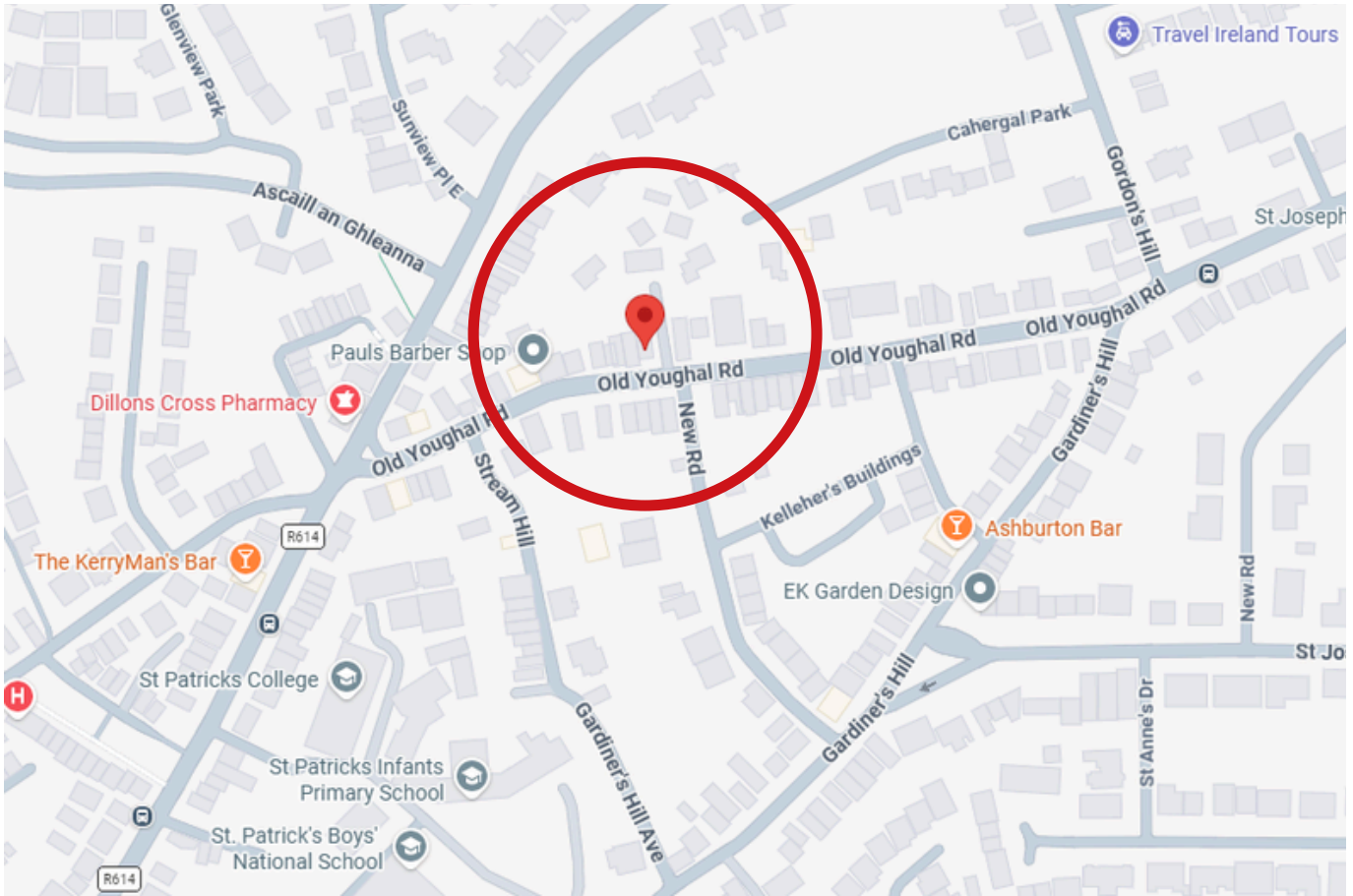


The front of the property is fully enclosed with block-built walls with period correct wrought iron railings. The area offers a concrete yard offering a pleasant outdoor seating area benefitting from a south facing aspect.

The rear of the property is fully enclosed with block-built walls. There are two outside enclosed storage areas and a maintenance free finish.

| DIRECTIONS

Please see Eircode T23 HHW3 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST