



Downey McCarthy

...the people you can trust

21 Upper Blackwater Drive, Mallow, Co. Cork



FOR SALE BY ONLINE AUCTION ON MAY 19TH 2022

ERA Downey McCarthy is delighted to launch this two storey, end-of-terrace, 3-bedroom house to the market. Currently occupied under a standard residential tenancy agreement, this property is located in a well established residential area which remains within convenient walking distance of the town centre.

AMV: €95,000



60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- For sale via online auction on May 19th 2022
- Gross internal floor area 78.9 sq.m. (849 sq.ft.)
- Year Built c.1980's
- PVC Double Glazed Windows
- Close to local amenities
- Enclosed rear garden
- Private parking to front
- Currently producing €7,800 p.a.

| ENTRANCE HALLWAY

4.7m x 1.77m (15'4" x 5'8")

A part glazed front door provides access to the entrance hallway which includes laminate timber flooring, one ceiling light, a wall mounted radiator and under stairs storage area.

| LIVING ROOM

4.82m x 3.03m (15'8" x 9'9")

The living room has a centre ceiling light, a wall mounted radiator, ample power points, front window overlooking the front of the property and laminate timber flooring.

| KITCHEN/DINING AREA

3.21m x 4.96m (10'5" x 16'2")

The open plan kitchen/dining area has a fireplace with timber and tile surround and tiled hearth. Other features include a centre ceiling light, wall mounted radiator, fitted floor and wall level units to kitchen area with tiled splashback, electric cooker, washing machine, dryer, vinyl floor covering and external door to the back garden.

| STAIRS AND LANDING

2.89m x 1.81m (9'4" x 5'9")

The stairs and landing area has a carpet floor covering. The landing includes a hot press which is shelved and contains a hot water cylinder with electric immersion.

| BATHROOM

1.96m x 1.8m (6'4" x 5'9")

The bathroom has a window which overlooks the rear of the property, a centre ceiling light, one WC, one wash hand basin, one bath with Mira Elite 2 electric shower over, a wall mounted radiator, one wall mounted electric heater and vinyl floor covering.

| BEDROOM 1

3.14m x 3.08m (10'3" x 10'1")

This bedroom has a window overlooking the rear garden, one centre ceiling light, one wall mounted radiator, one built-in wardrobe, one power point and timber flooring.

| BEDROOM 2

4.11m x 2.71m (13'4" x 8'8")

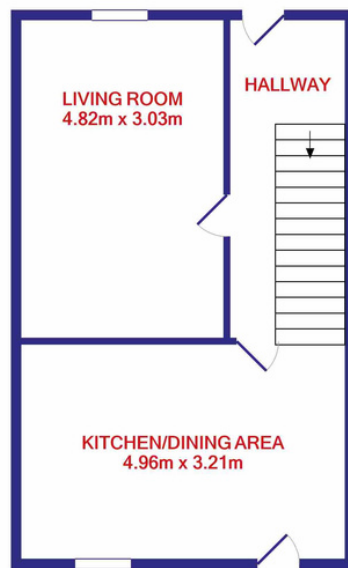
This room has a centre ceiling light, one window which overlooks the front of the property, one built-in wardrobe, a wall mounted radiator and one power point

| BEDROOM 3

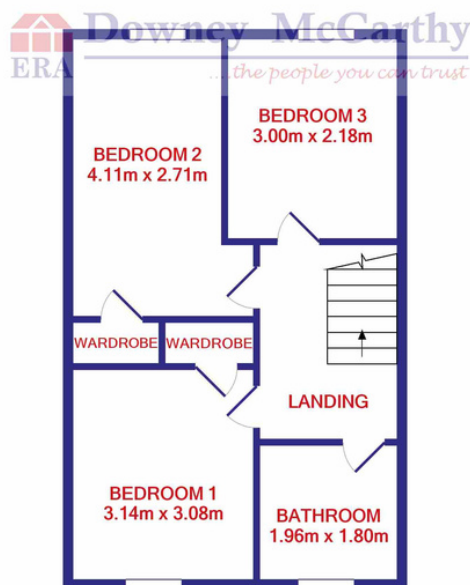
3m x 2.18m (9'8" x 7'1")

Bedroom includes a window which overlooks the front of the property, one centre ceiling light, one wall mounted radiator, one built-in wardrobe and timber flooring.

| FLOOR PLAN



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 78.9 SQ.M. (849 SQ.FT.)

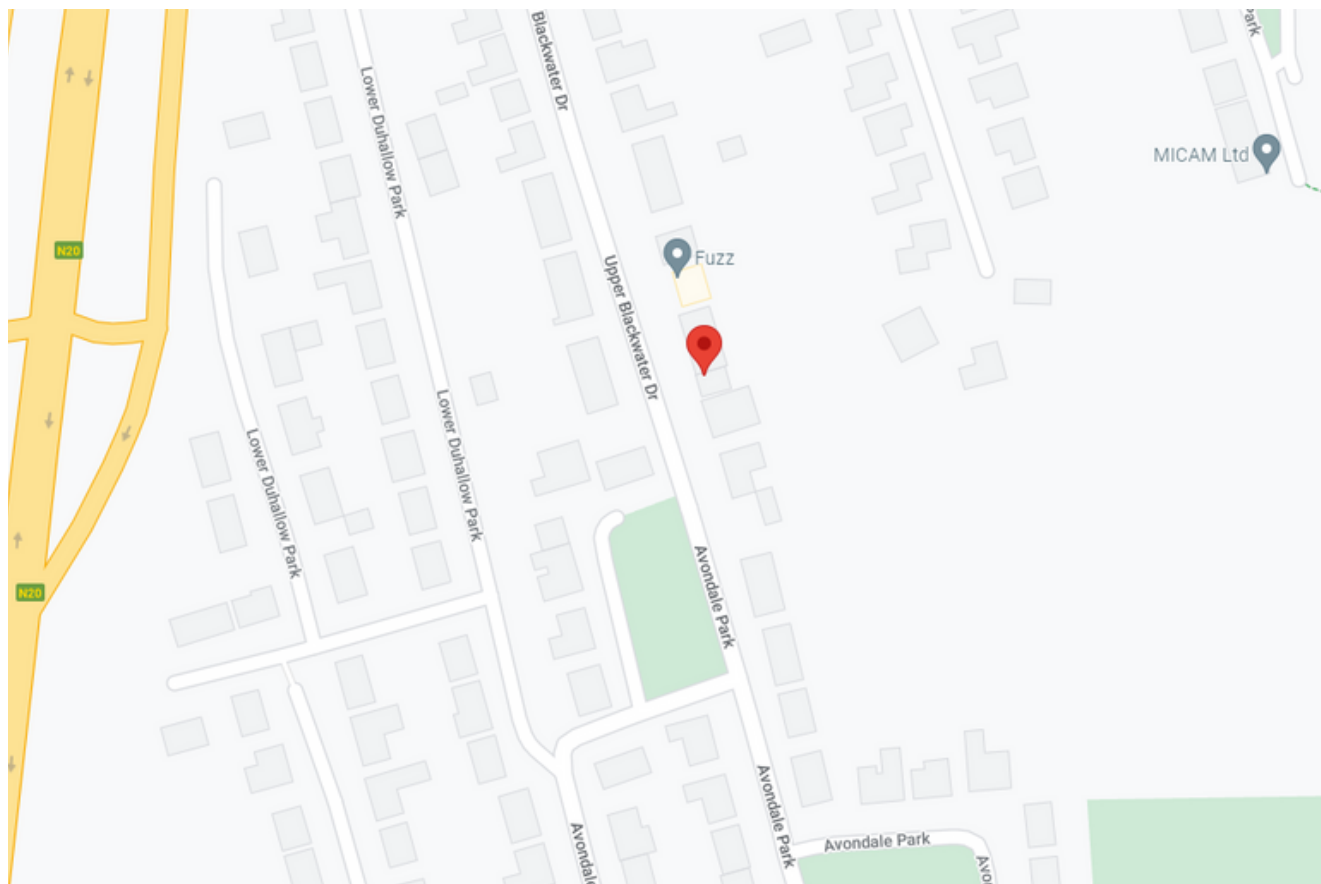
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| DIRECTIONS

Please see Eircode P51 Y9EP for directions.



| ALL ENQUIRIES TO:

Will Lyons MSCSI, MRICS

0876494740

will@eracork.ie



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