

12 Maryville Cottages, Old Youghal Road, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superbly presented, mid-terrace two bedroom, two bathroom property which is situated within a 5 minutes' drive to Cork city centre and all essential and recreational amenities. Accommodation consists of reception hallway, living room, kitchen/dining area, utility room, and main family bathroom on ground floor. Upstairs the property offers two spacious bedrooms and an en suite.



AMV: €225,000

BER E1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 75 Sq. M. / 807 Sq. Ft.
- Built in 1900
- BER E1
- Gas fired central heating
- Two spacious bedrooms
- Enclosed rear yard and a patio area to the front
- Last rental income €1,131 per month
- Fantastic location close to a host of amenities including primary and secondary schools, shopping centres, shops, banks, restaurants
- Mature residential area
- On street parking

| PORCH

1.62m x 1.02m (5'3" x 3'3")

A PVC door with frosted glass panelling allows access to the porch area. The porch has tile flooring, one centre light piece and a door allowing access to a living room.

| LIVING ROOM

3.24m x 4.55m (10'6" x 14'9")

The living room has a large window overlooking the front of the property which allows extensive natural light to flood the room. The room is superbly presented with attractive solid wood flooring. Other features include a centre light piece, an open fireplace, one radiator and French double doors with frosted glass panelling allowing access to kitchen/dining room.



| KITCHEN/DINING

3.31m x 4.53m (10'8" x 14'8")

The open plan kitchen/dining area has one window to the rear, tile flooring, fitted units at eye and floor level, tile splashback, a stainless steel sink, integrated oven/hob/extractor fan and a fridge freezer. The room also benefits from ample storage under the staircase and allows access to the utility and main family bathroom.



| UTILITY ROOM

1.53m x 1.51m (5'0" x 4'9")

The utility room has a window overlooking the rear yard, tiled flooring, one centre light piece. Other features include space for under counter washer and dryer and access to the hot-press.



| MAIN FAMILY BATHROOM

1.85m x 4.45m (6'0" x 14'5")

The main family bathroom features a four piece suite including a shower fitted over the bath, floor and wall tiling, one frosted window to the rear yard and two light pieces. A PVC door with glass panelling allows access to the yard.



| STAIRS AND LANDING

The stairs and landing area features carpet flooring. At the top of the landing there is one window to the rear of the property, one centre light piece and access to the two bedrooms.

| BEDROOM 1

3.14m x 4.44m (10'3" x 14'5")

This spacious double bedroom has one large dormer window to the front of the property, built-in storage slide-ropes from floor to ceiling, one centre light piece, carpet flooring and one radiator.



| BEDROOM 2

3.4m x 2.92m (11'1" x 9'5")

Another spacious double bedroom has one large dormer window to the rear of the property, one centre light piece, carpet flooring, one radiator. A door allows access to the ensuite bathroom.



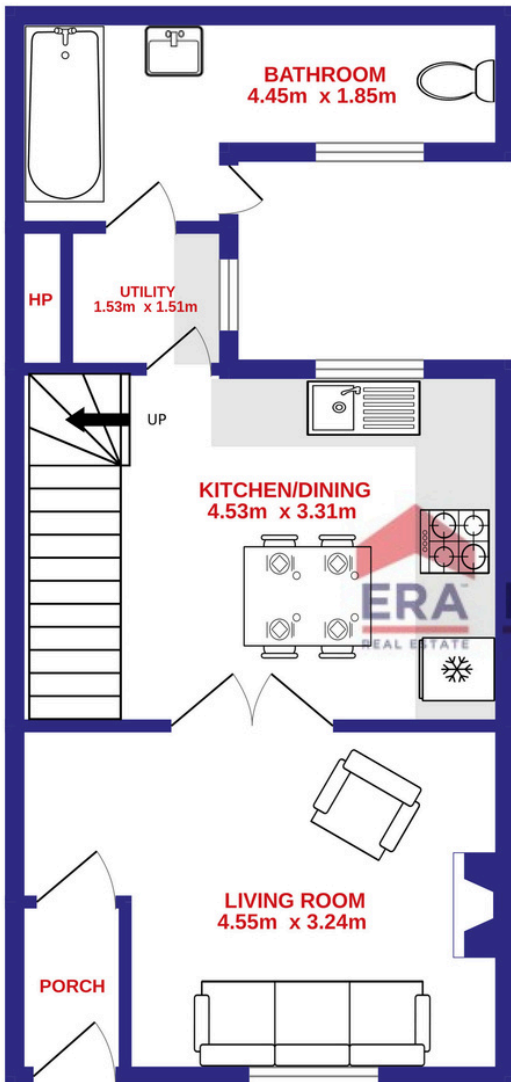
| EN SUITE

2.56m x 0.79m (8'3" x 2'5")

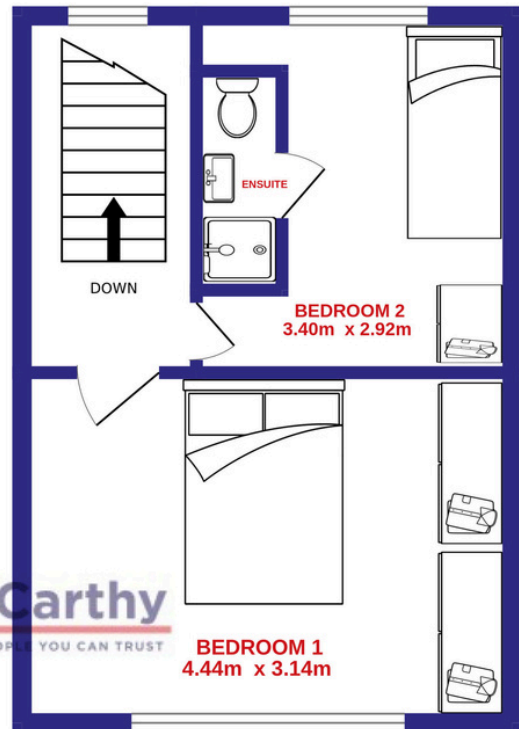
The ensuite features a three piece suite with electric shower, floor and wall tiling, one radiator and one centre light piece.

| FLOOR PLAN

GROUND FLOOR



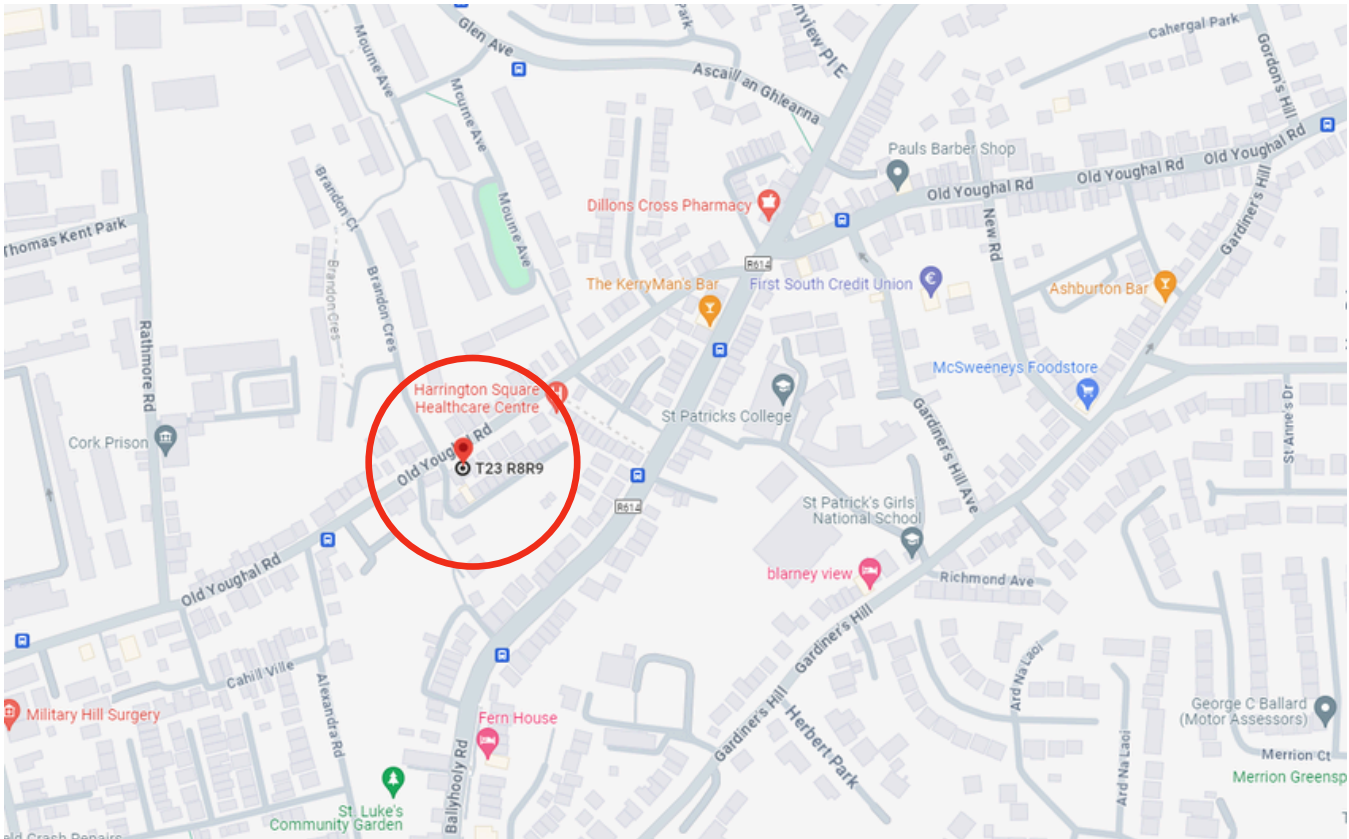
1ST FLOOR



ERA Downey McCarthy
REAL ESTATE THE PEOPLE YOU CAN TRUST

| DIRECTIONS

Please see Eircode T23 R8R9 for directions.



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