

13 Strawberry Hill, Sundays Well, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this charming and cosy two bedroom townhouse on Strawberry Hill, ideally located within walking distance of Sunday's Well, Shanakiel and the city centre. While in need of some renovation and modernisation (mainly a heating system/insulation and a new bathroom), the property benefits from its location convenient to UCC, CUH and Apple Headquarters in Hollyhill, with the western suburbs of Bishopstown, Ballincollig, Clogheen/Kerry Pike and Blarney also within easy reach.



AMV: €150,000



60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- In need of renovation and modernisation
- Approx. 48.2 Sq. M. / 519 Sq. Ft.
- Built in the early 1900's approx.
- BER G
- Two bedrooms upstairs
- Ideal residential location
- Close to UCC, CUH, Bons Secours, Mercy Hospital
- Apple Ireland HQ & Cork city centre within walking distance
- Close to all local amenities including schools, shops, transport links
- Excellent first time buy/investment opportunity
- This property has never been rented
- There is no heating system in the house
- There is natural gas installed for the cooker and the fire
- There is no shower or bath in the house
- A new bathroom would have to be installed
- On street parking is available - subject to residents permit
- A complete new roof was done recently
- The property was also completely re-wired

| RECEPTION HALLWAY

3.1m x 0.75m (10'1" x 2'4")

The reception hallway has tile flooring, a fuse board, one centre light fitting, a smoke alarm and a door accessing the living room.



| LIVING ROOM

3.1m x 2.46m (10'1" x 8'0")

The living room has one window to the front of the property, carpet flooring, a feature fireplace, one centre light fitting, power points.



| SITTING/DINING ROOM

3.49m x 3.02m (11'4" x 9'9")

This room has one window to the rear of the property, tile flooring, a fireplace with gas insert, one centre light fitting, power points and access to the kitchen.



| KITCHEN

3.32m x 1.5m (10'8" x 4'9")

The kitchen has laminate flooring, units at floor level, a stainless steel sink, one centre light fitting. A door allows access to the rear courtyard area.



| W.C

0.78m x 1.5m (2'5" x 4'9")

Accessed via the rear courtyard, the w.c has a concrete flooring and one wall-mounted light fitting.



| STAIRS AND LANDING

The landing has one window to the rear, carpet flooring and one centre light fitting.



| BEDROOM 1

3.53m x 2.88m (11'5" x 9'4")

This double bedroom has one window to the front of the property, original wooden flooring, one centre light fitting, a feature fireplace and power points.



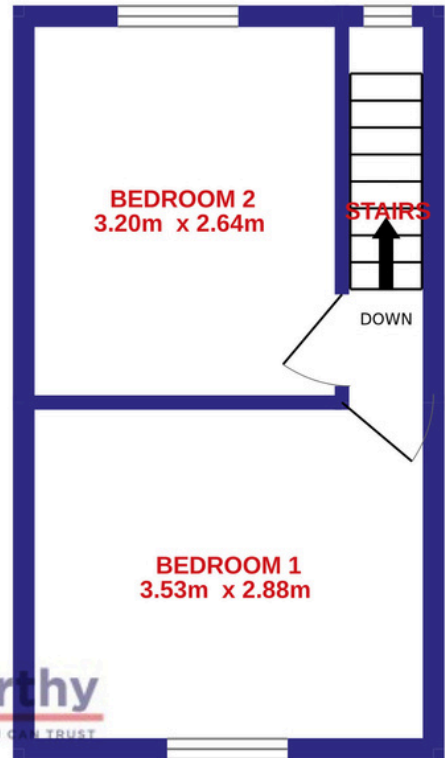
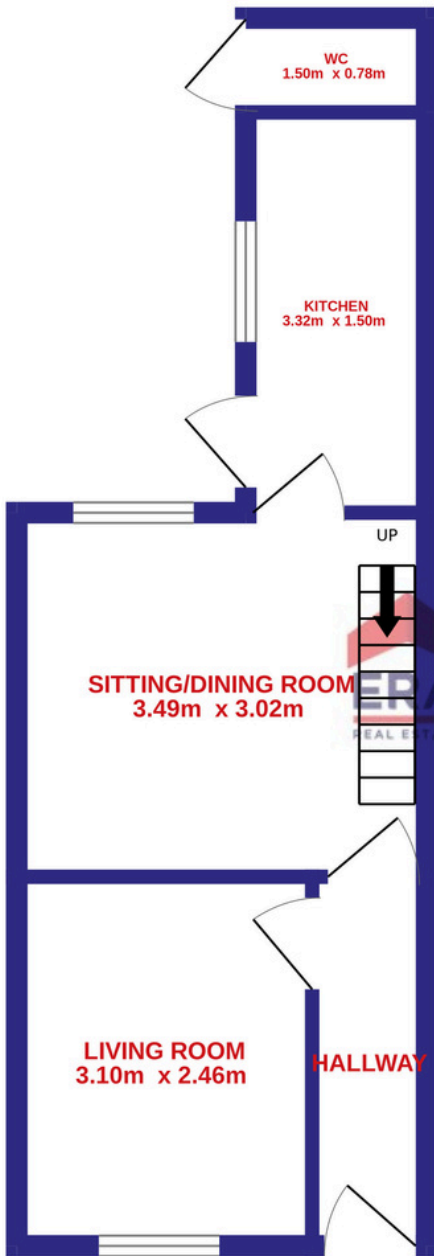
| BEDROOM 2

3.2m x 2.64m (10'4" x 8'6")

Another double bedroom has one window to the rear of the property, original wooden flooring, one centre light fitting and power points.



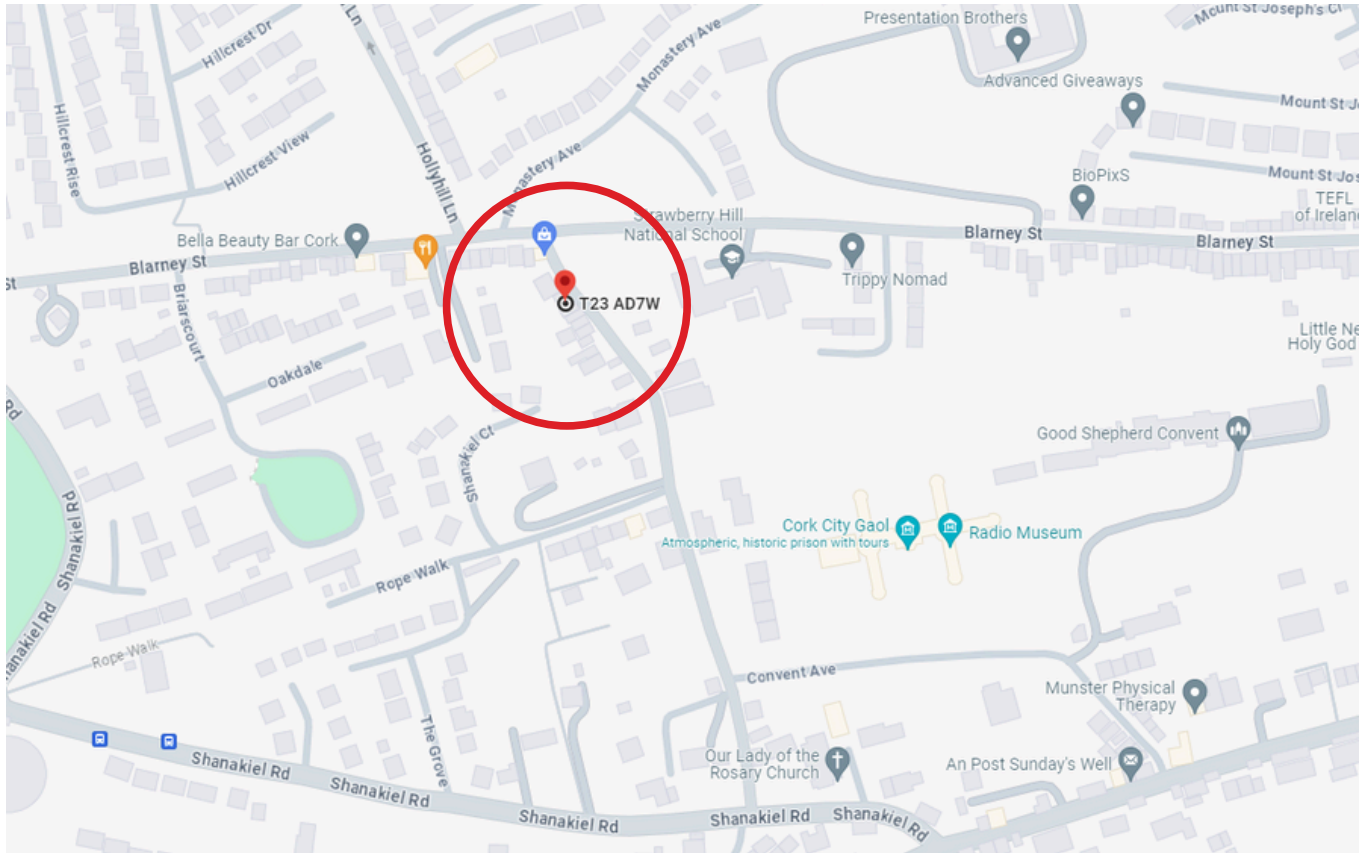
| FLOOR PLAN



ERA Downey McCarthy
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| DIRECTIONS

Please see Eircode T23 AD7W for directions.



| ALL ENQUIRIES TO:



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