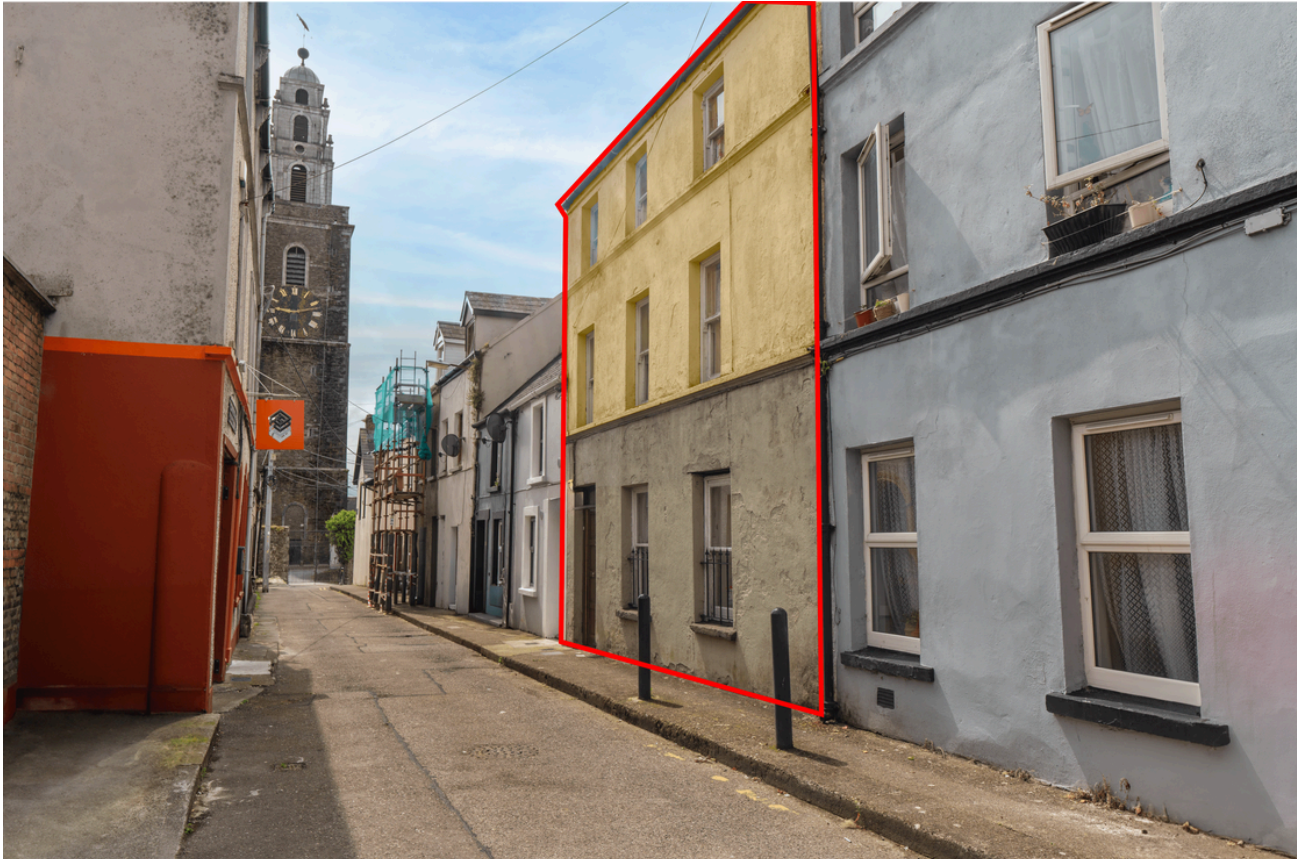


20 Chapel Street, Shandon, Cork City



ERA Downey McCarthy present to the market this substantial three storey, three bedroom terraced property which is ideally situated in a super, convenient and popular location in the historic area of Shandon, Cork. This property requires some modernisation throughout but it does have immense investment potential and benefits greatly from its position close to Cathedral Road, Shandon Street and all the amenities of the city centre. Viewing comes highly recommended.



AMV: €250,000



60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Approx. 101.67 Sq. M. / 1,094 Sq. Ft.
- Built in the 1800's approx.
- BER G
- Three double bedrooms
- Maintenance free rear courtyard which is fully enclosed
- Sought after location
- Investment potential (possibly Air BnB)
- Close to all amenities including the North Cathedral and Shandon Street
- 5 minutes' walk to Cork city centre
- On street parking
- On the 202 bus route

| RECEPTION HALLWAY

6.28m x 1.21m (20'6" x 3'9")

The reception hallway has laminate flooring, one centre light fitting, a fuse board and a door allowing access to the rear yard.



| LIVING ROOM

4.32m x 2.86m (14'1" x 9'3")

The living room has two windows to the front of the property, laminate flooring, one centre light fitting and one radiator.



| KITCHEN

2.87m x 3.77m (9'4" x 12'3")

The kitchen has solid fitted units at eye and floor level with worktop counter and tile splashback, one window to the rear, laminate flooring, a fireplace and one centre light fitting.



| FIRST FLOOR STAIRS AND LANDING

2.88m x 1.77m (9'4" x 5'8")

The stairs to the first floor has laminate flooring. The half landing area has one window to the rear, and the main landing has one centre light fitting.



| BEDROOM 1

3.24m x 5.94m (10'6" x 19'4")

This large double bedroom has three windows to the front of the property, allowing extensive natural light to fill the room. There is carpet flooring, a feature fireplace and one centre light fitting.



| MAIN BATHROOM

2.91m x 3.91m (9'5" x 12'8")

Formerly a bedroom and now the main bathroom, the area features a three piece suite, one window to the rear, laminate flooring and one centre light fitting.



| SECOND FLOOR STAIRS AND LANDING

2.9m x 1.81m (9'5" x 5'9")

The stairs to the first floor has laminate flooring. The half landing area has one window to the rear, and the main landing has one centre light fitting.

| BEDROOM 2

2.96m x 6.07m (9'7" x 19'9")

Another spacious double bedroom has three windows to the front of the property, original wooden flooring, a vanity unit with sink, two ceiling light fittings and three wall-mounted light fittings.



| BEDROOM 3

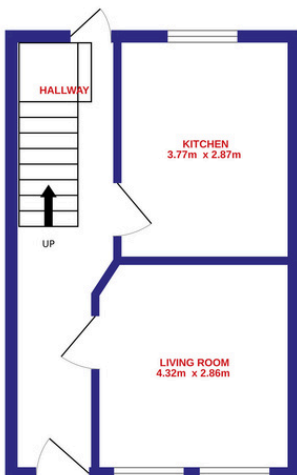
2.96m x 4.09m (9'7" x 13'4")

This bedroom has one window to the rear, laminate flooring and one centre light fitting.

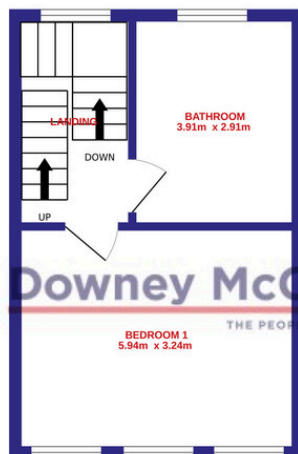


| FLOOR PLAN

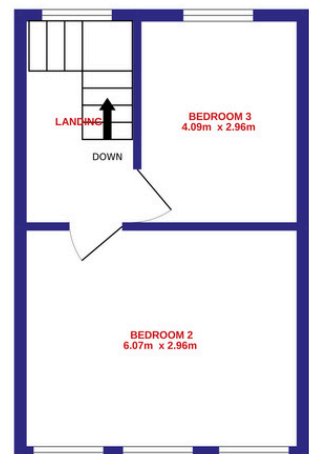
GROUND FLOOR



1ST FLOOR



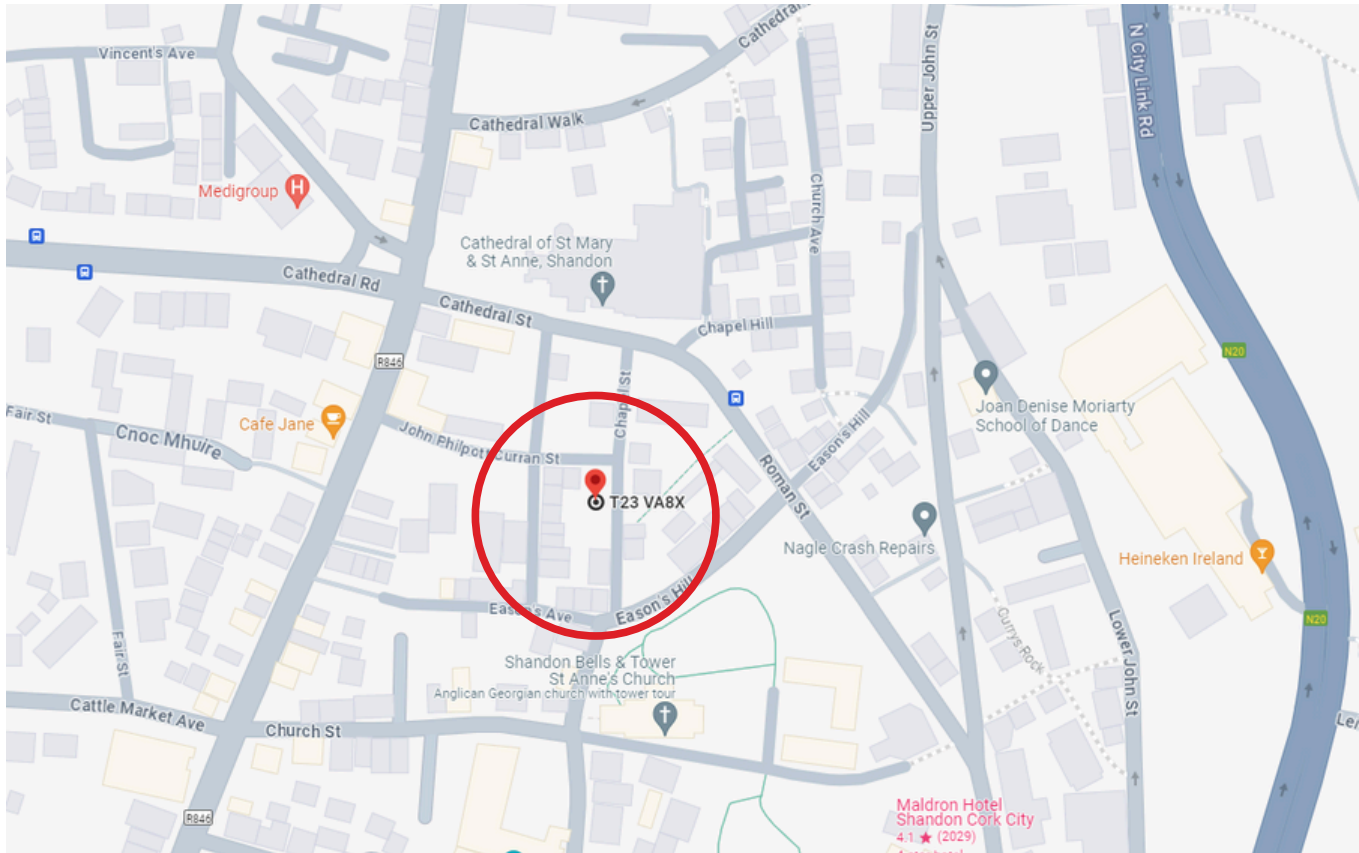
2ND FLOOR



Downey McCarthy
THE PEOPLE YOU CAN TRUST

| DIRECTIONS

Please see Eircode T23 VA8X for directions.



| ALL ENQUIRIES TO:



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