

8 St Patrick's Terrace, Greenmount, Cork



Judy O'Brien of ERA Downey McCarthy Auctioneers is delighted to present to the market this well-maintained two bedroom terraced property, which is situated in an ideal location close to Cork city centre, the Lough, UCC, Bons Secour Hospital and more. The property offers a great opportunity to create a family home or it could prove to be a fantastic investment property with the proximity to the college and city centre being a dominant factor.



AMV: €225,000



60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Approx. 61.43 Sq. M. / 661 Sq. Ft
- Built in 1850
- BER F
- Gas fired central heating
- Mix of single and double glazed windows
- Well-maintained throughout
- Two spacious bedrooms
- Neutral décor throughout
- West facing rear courtyard which is fully enclosed
- Superb location which is close to a host of amenities including schools, cafes, the Lough, UCC, Bons Secour Hospital
- Walking distance to Cork city centre

| OPEN PLAN LIVING ROOM/DINING ROOM

5.5m x 4.27m (18'0" x 14'0")

A PVC door with frosted glass panelling leads you into the spacious open plan living/dining area. There is one window to the front of the property, an impressive timber panelled ceiling, recessed spot lighting, storage space, laminate timber flooring, one large radiator, neutral décor and ample power points. An open arch allows access to the kitchen.



| KITCHEN

3.69m x 3.91m (12'1" x 12'8")

The kitchen features units at eye and floor level with worktop counter, a stainless steel sink, space for an oven, space for a fridge freezer, plumbing for a washing machine, plumbing for a dishwasher and power points. The room has tile flooring one radiator, one centre light piece, two Velux windows, one window overlooking the rear courtyard and a door allowing access to same. There is also access to the hot press which can be used for storage.



| BATHROOM

2.34m x 1.5m (7'6" x 4'9")

Located on the ground floor, the main bathroom features a four piece suite including an electric shower fitted over the bath. There is one window to the rear, impressive floor and wall tiling, one centre light piece, one large radiator and an extractor fan.



| STAIRS AND LANDING

0.83m x 1.75m (2'7" x 5'7")

The stairs to the first floor has carpet flooring. The landing has one centre light piece.

| **BEDROOM 1**

2.43m x 4.27m (7'9" x 14'0")

This spacious double bedroom has two windows to the front of the property which allows natural light to flow throughout the room. There is one centre light piece, laminate timber flooring, neutral décor, one large radiator and power points.



| **BEDROOM 2**

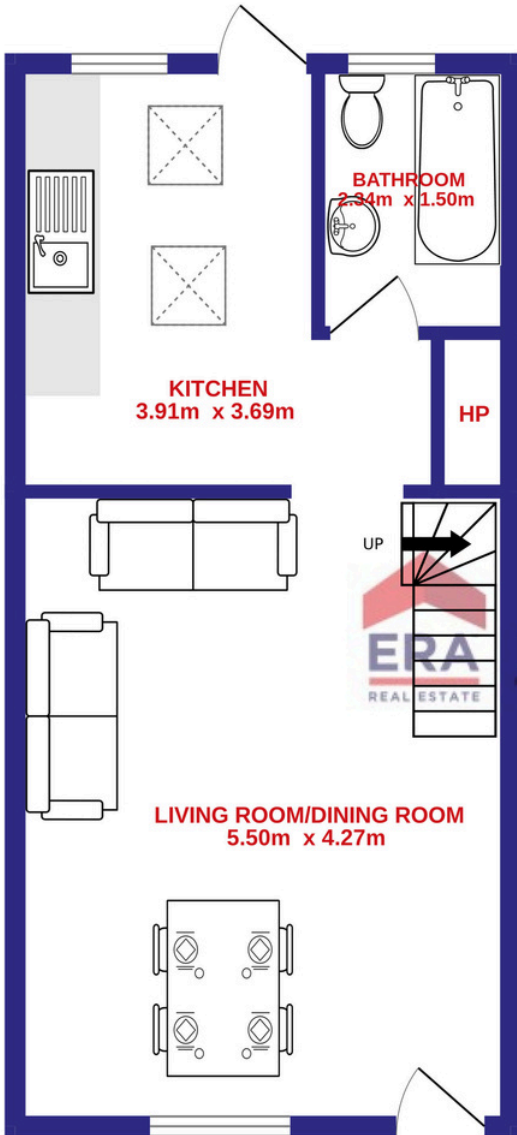
2.89m x 3.35m (9'4" x 10'9")

This bedroom has one window to the rear, neutral décor, one centre light piece, laminate timber flooring, extensive built-in storage units, one radiator and power points.

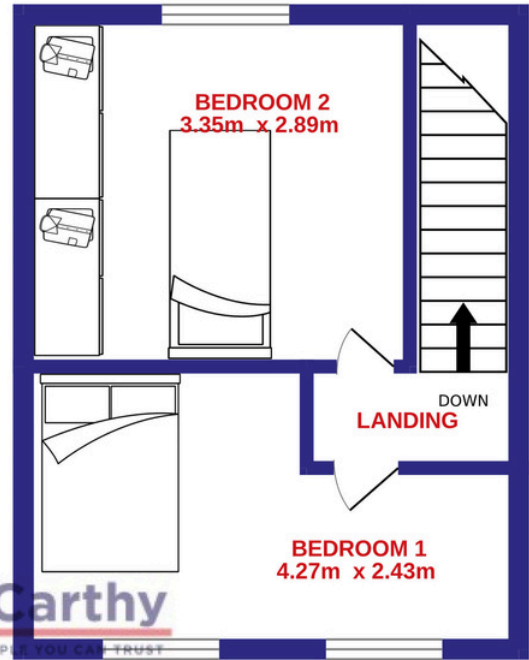


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



ERA Downey McCarthy
REAL ESTATE THE PEOPLE YOU CAN TRUST

| DIRECTIONS

Please see Eircode T12 EY0H for directions.



| ALL ENQUIRIES TO:

Judy O'Brien
083 0681921
judy@eracork.ie



Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.