

## 18 Stream Hill, Dillons Cross, Cork



ERA Downey McCarthy is delighted to launch to the market this superbly presented and well-maintained three bedroom terraced property located in Dillons Cross just off Gardiner's Hill. This deceptively spacious property has a lot to offer potential purchasers owing to its location close to Cork city centre and with local amenities and public transport on its doorstep. Viewing highly recommended to appreciate what this home has to offer.



**AMV: €225,000**

**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

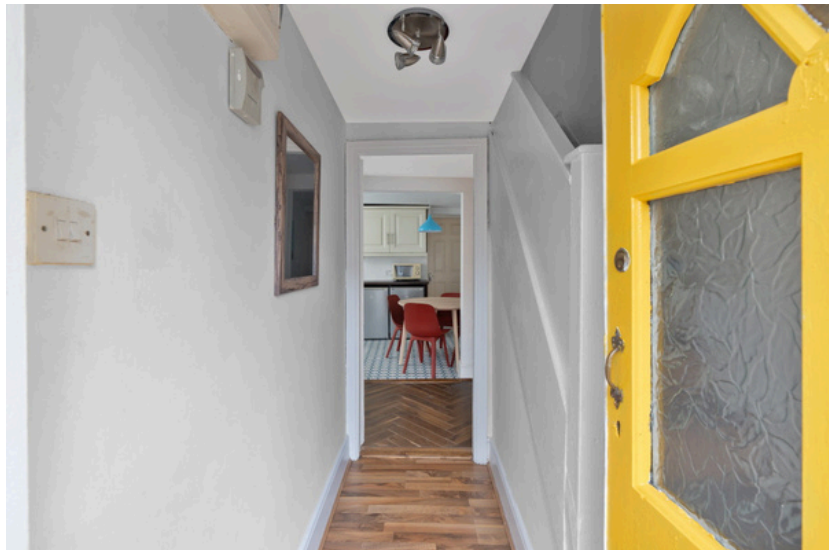
PSRA No. 002584

## | FEATURES

- Approx. 58 Sq. M. / 624 Sq. Ft.
- Built in 1900
- BER D2
- Gas fired central heating
- Well-maintained throughout
- Attractive open plan kitchen/dining/living area
- Three bedrooms
- Superb west facing rear garden with raised decking area
- Barna shed plumbed and wired for a washing machine and tumble dryer
- 10 minutes' walk from Cork city centre
- Serviced by the 208 bus route
- Close to local amenities including shops, bars, cafes and schools.
- Ideal first time buy or investment opportunity
- Rent previously set at €1,151.00

## | RECEPTION HALLWAY

An original timber door with glass panelling allows access to the main reception hallway. The hallway has laminate timber flooring, attractive neutral décor, one centre light piece and a fuse board.



## | OPEN PLAN KITCHEN/DINING/LIVING

6.08m x 4.21m (19'9" x 13'8")

This superb dual aspect room has one window to the front of the property and a PVC door with glass panelling to the rear. The living area has impressive laminate herringbone flooring, one centre light piece, neutral décor, a timber panelled wall, access to under stair storage, one radiator and power points.



The kitchen/dining area has modern tile flooring, two light pieces, ample power points and one radiator. The kitchen includes fitted units at eye and floor level with worktop counter and tile splashback, an integrated oven, hob, extractor fan, a stainless steel sink, space for an under counter fridge and freezer.



### | **BEDROOM 3**

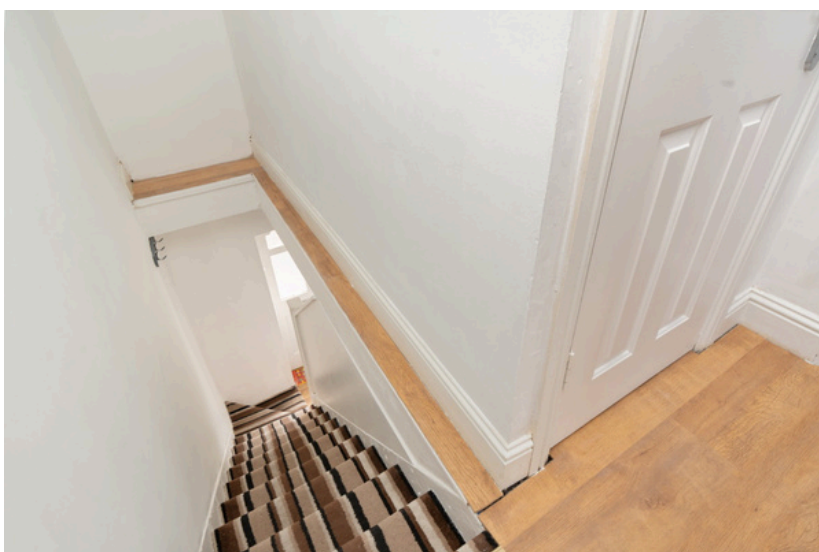
3.12m x 1.81m (10'2" x 5'9")

Located on the ground floor, this bedroom has one window to the side of the property, neutral décor, laminate timber flooring, one centre light piece and built-in storage.



### | **STAIRS AND LANDING**

The stairs has carpet flooring. At the top of the landing there is one centre light piece, laminate timber flooring, access hatch to the attic and access to a hot press.



## | **BEDROOM 1**

3.44m x 2.67m (11'2" x 8'7")

This spacious double bedroom has one Velux window to the front of the property, attractive neutral décor, a feature wall, laminate timber flooring, built-in storage, two wall-mounted light pieces, one centre light piece and one radiator.



## | **BEDROOM 2**

2.5m x 2.54m (8'2" x 8'3")

This bedroom has one Velux window to the rear, neutral décor, laminate timber flooring, one centre light piece and one radiator.



## | **BATHROOM**

2.52m x 1.7m (8'2" x 5'5")

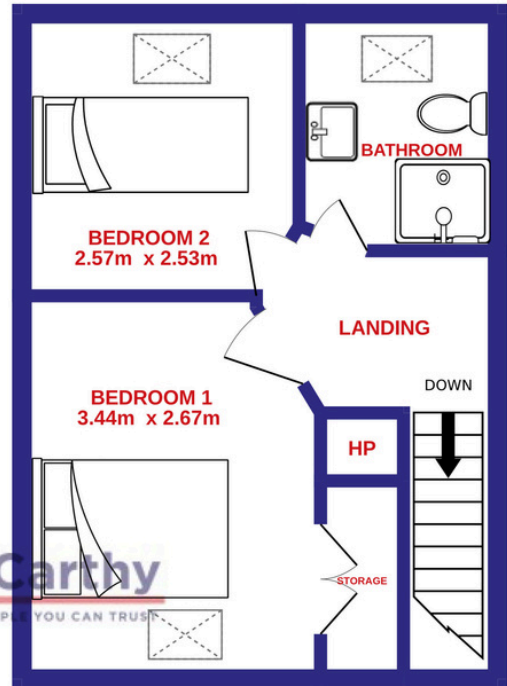
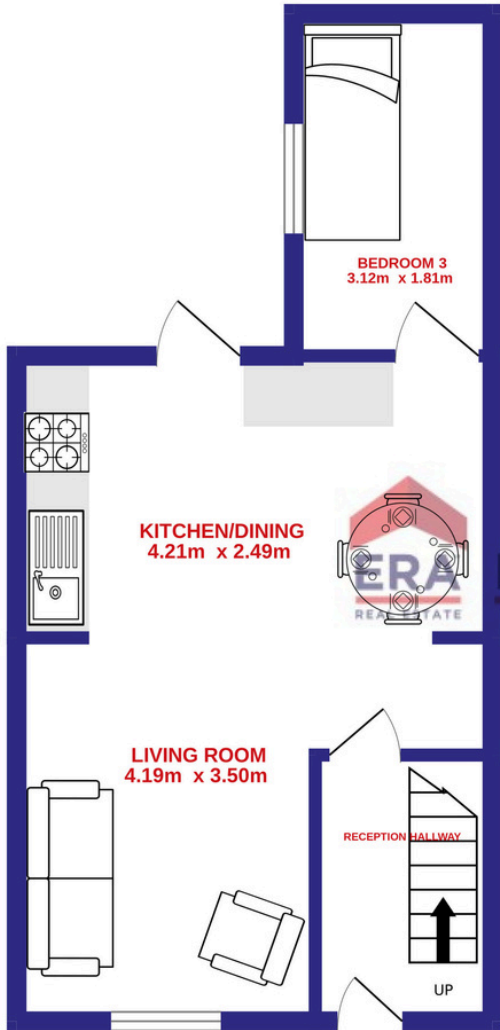
The main bathroom features a three piece suite including a shower cubicle incorporating an electric shower, one Velux window to the rear, laminate timber flooring, one radiator, neutral décor and one centre light piece.



# | FLOOR PLAN

GROUND FLOOR

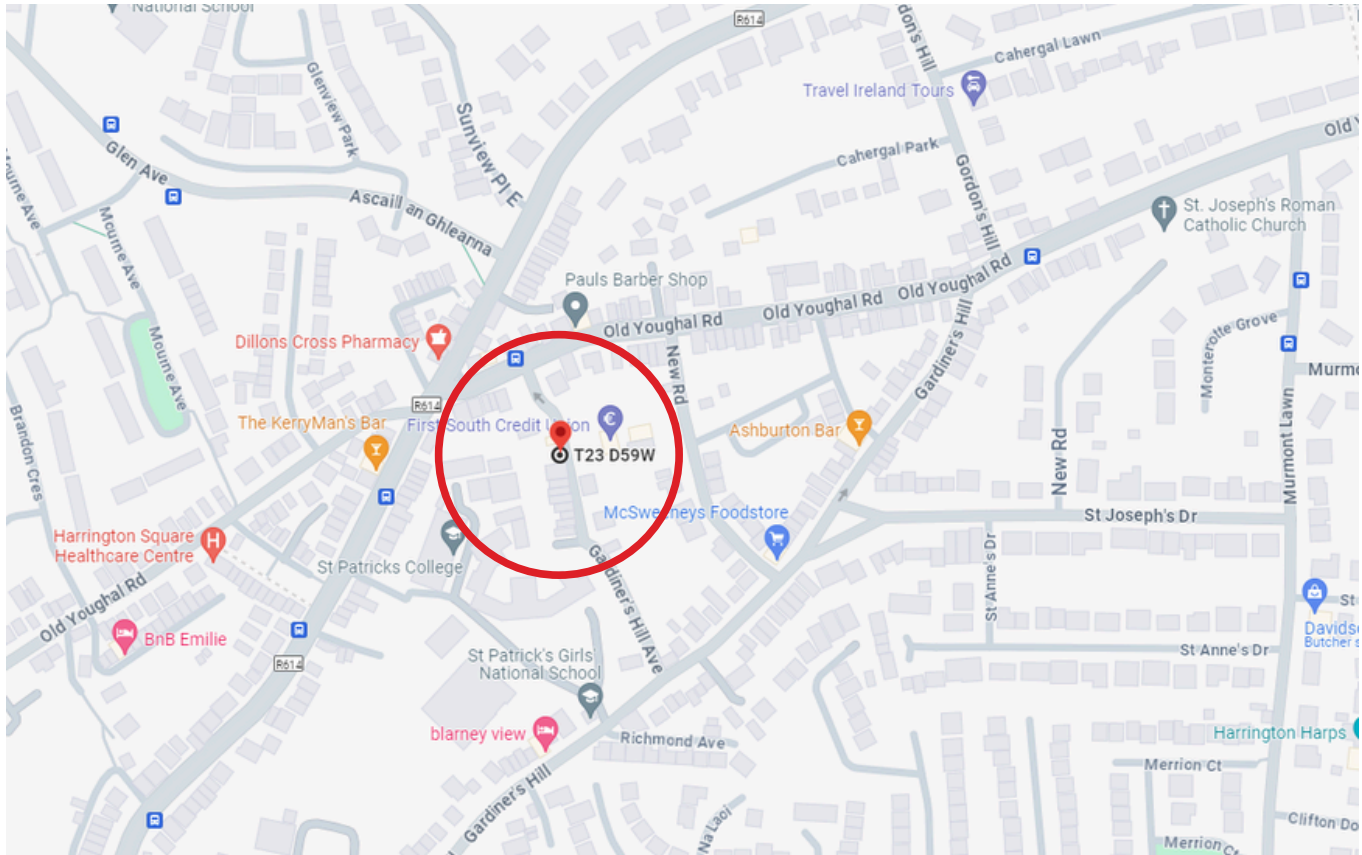
1ST FLOOR



**ERA** Downey McCarthy  
REAL ESTATE THE PEOPLE YOU CAN TRUST

## | DIRECTIONS

Please see Eircode T23 D59W for directions.



## | ALL ENQUIRIES TO:

**Sean McCarthy**  
086 8385768  
sean@eracork.ie



**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.