



# Downey McCarthy

THE PEOPLE YOU CAN TRUST

## 33 Greenmount Crescent, Greenmount, Cork



**External viewings ONLY. Selling with tenant in situ.  
Suitable for CASH BUYERS only.**

**For sale by online auction at 14:00PM on Friday 15th November 2024 – please  
visit [www.ericork.ie](http://www.ericork.ie) for more details.**

ERA Downey McCarthy are delighted to present to the market this superbly presented and spacious three bedroom property, which is located within easy walking distance of all amenities including local schools, the Lough, UCC, Mercy Hospital and more. This could prove to be a fantastic family home or an investment property, with the proximity to the college and city centre being the dominant factors.

**AMV: €200,000**

**BER C1**

**60 South Mall, Cork.**

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

PSRA No. 002584

## | FEATURES

- Approx. 131.89 Sq. M. / 1,420 Sq. Ft.
- Built in 1950
- BER C1
- Gas fired central heating
- Off street parking
- Close to all local amenities
- Walking distance to UCC and Cork city centre
- On the 214 bus route

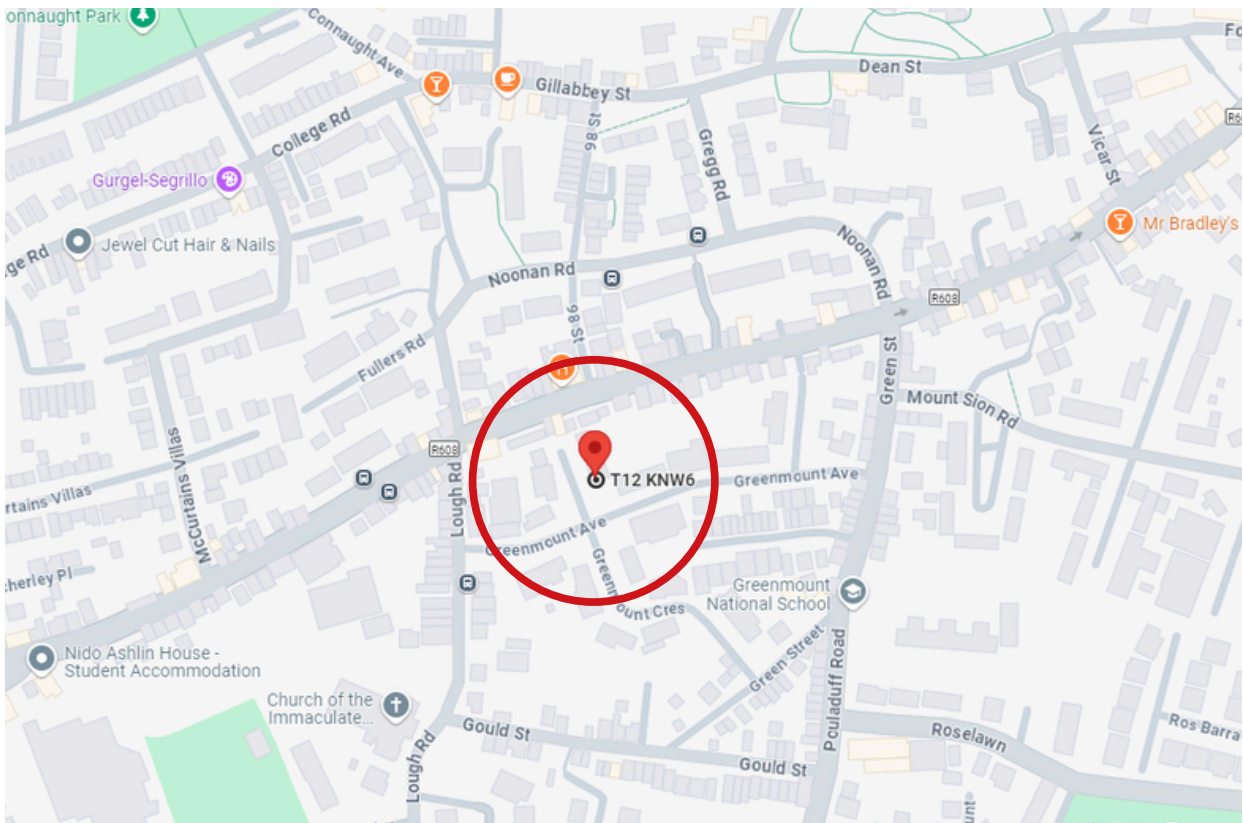
## | BER DETAILS

BER: C1

BER No.115219008

Energy Performance Indicator: 152.98 kWh/m<sup>2</sup>/yr

## | DIRECTIONS



| ALL ENQUIRIES TO:

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