

## 21 Roman Street, Cork City



ERA Downey McCarthy Auctioneers are pleased to present to the market this cosy two bedroom townhouse, located just off Roman Street in the heart of Cork city. The property benefits greatly from its positioning close to the city centre and all major amenities such as shops, bars, restaurants, public transport hubs and major employers including Heineken Brewery, UCC and the Mercy Hospital.



**AMV: €200,000**

**BER D2**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 48.91 Sq. M. / 526 Sq. Ft.
- Original property is over 200 years old
- It was extensively renovated and upgraded in the 1980's
- BER D2
- Solar panels for hot water
- New roof insulation fitted
- Two bedrooms
- Rental potential €1,190 per month
- Property is being sold with the benefit of vacant possession
- 5 minutes' walk to Cork city centre
- Convenient to all amenities including shops, bars, cafes and restaurants etc
- Superb location
- Ideal investment opportunity

## | OPEN PLAN

### KITCHEN/DINING/LIVING

8.54m x 3.27m (28'0" x 10'7")

A solid timber door allows access into the open plan kitchen/living/dining area. The room has an electrical service board, one window to the front of the property, tile flooring, one large radiator, recessed spot lighting, plenty of space for a suite of furniture and an open arch allowing access into the kitchen.

The kitchen has space for a fridge freezer, space for an oven and hob, one Velux window, one window to the rear, and a door allowing access to a small tiled courtyard. The gas boiler is also housed within this room. A door allows access into the main bathroom.

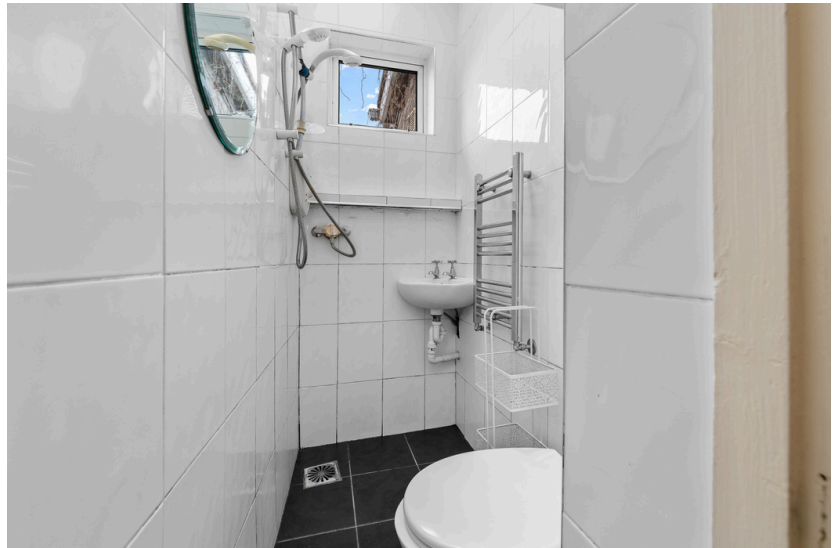




## | BATHROOM

1.75m x 0.97m (5'7" x 3'1")

The main bathroom features a shower area incorporating a Triton T90 XR electric shower, one Velux window, one window to the rear, floor and wall tiling, and a heated towel rail.



## | STAIRS AND LANDING

2.93m x 1.39m (9'6" x 4'5")

The landing has one Velux window to the rear, timber flooring and doors leading to both bedrooms.



## | BEDROOM 1

2.97m x 3.33m (9'7" x 10'9")

This double bedroom has one window to the front of the property, timber flooring, built-in wardrobe units for storage, one radiator, power points and one centre light piece.



## | BEDROOM 2

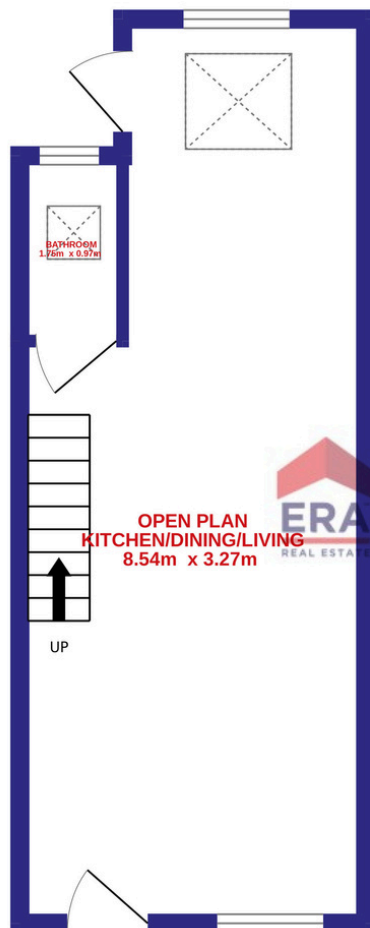
2.94m x 1.81m (9'6" x 5'9")

This bedroom has one window to the rear of the property, timber flooring, one radiator, power points and one centre light piece.

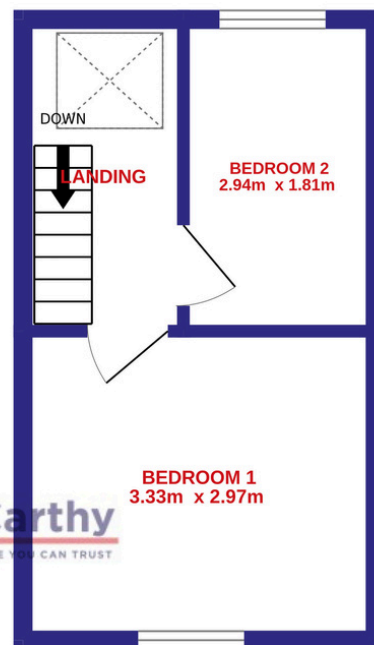


## | FLOOR PLAN

GROUND FLOOR

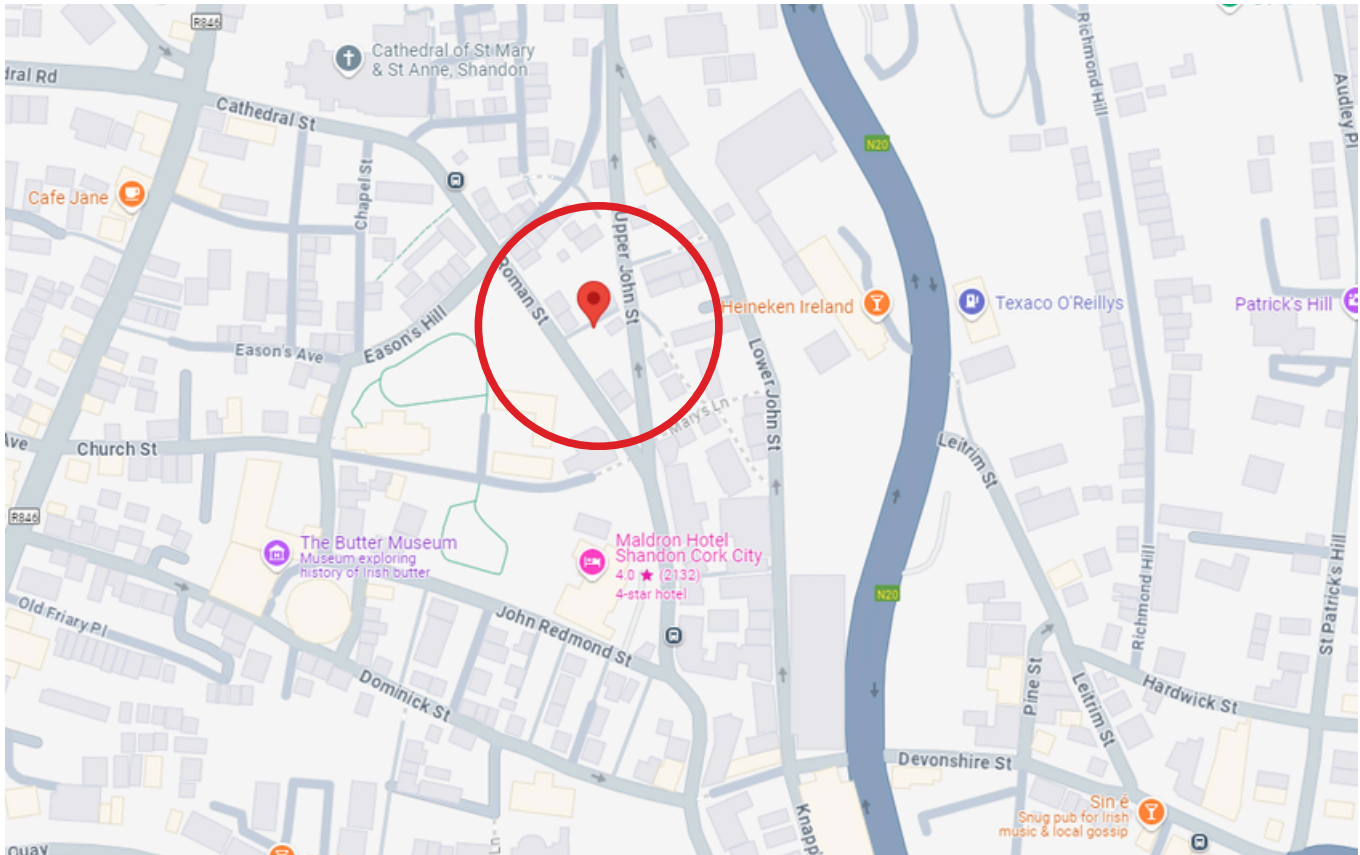


1ST FLOOR



## | DIRECTIONS

Please see Eircode T23 TN2V for directions.



## | ALL ENQUIRIES TO:



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