

28 Sundays Well Avenue, Sundays Well, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this three bedroom mid-terrace property which benefits from an elevated position on Sunday's Well Avenue, within walking distance of Cork city centre. Whilst in need of complete modernisation and renovation, this is a superb opportunity for prospective purchasers, builders or developers to create a dream home in a popular residential area.



AMV: €195,000

BER F

60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Approx. 88 Sq. M. / 947 Sq. Ft.
- Built c. 1900
- BER F with the potential to increase to A2
- Vacant since July 2020
- Ideal builder/developer project
- No rent cap applicable
- Gas fired central heating & a mix of single and double glazed windows
- May qualify for SEAI insulation and energy upgrade grants
- Four bedrooms
- Elevated site with views over Cork city
- A short walk to Cork city centre and all amenities & convenient to Apple Ireland HQ, UCC, Mercy Hospital, Tyndall etc.

| RECEPTION HALLWAY

6.17m x 0.96m (20'2" x 3'1")

A timber door allows access to the main reception hallway which has lino flooring, one centre light piece, one large radiator, under stair storage, and a timber door with frosted glass panelling at the rear allows access to the garden.



| LIVING/DINING ROOM

5.38m x 2.78m (17'6" x 9'1")

The living/dining area has one window to the front of the property, carpet flooring, two light pieces, one feature fireplace, one large radiator, fitted storage units, and power points.



| KITCHEN

3.53m x 2.49m (11'5" x 8'1")

The extended kitchen has fitted units at floor level in a U-shape with worktop counter, tile splashback to the sink, space for an oven/hob/extractor fan, a stainless steel sink, four power points, one radiator. There is one window to the rear, one window to the side, lino flooring, and the gas boiler is housed within this room.



| FAMILY ROOM

3.79m x 2.75m (12'4" x 9'0")

This second living area has one window to the front of the property, carpet flooring, one centre light piece, one feature fireplace, one radiator, and power points.



| SHOWER ROOM

1.62m x 2.7m (5'3" x 8'8")

Located on the ground floor, the shower room features a three piece suite including a large corner shower cubicle, lino flooring, one radiator, one centre light piece, and one frosted window to the rear of the property.



| STAIRS AND LANDING

3.76m x 1.77m (12'3" x 5'8")

The stairs and landing features carpet flooring throughout. At the landing area there is one window to the rear, one centre light piece, and an access hatch to the attic.



| BEDROOM 1

3.07m x 2.97m (10'0" x 9'7")

This double bedroom has one window to the front of the property, carpet flooring, one large radiator, one centre light piece.



| BEDROOM 2

2.76m x 3.77m (9'0" x 12'3")

Another double bedroom has one window to the front of the property, carpet flooring, one large radiator, one centre light piece, and four power points.



| **BEDROOM 3**

2.62m x 2.91m (8'5" x 9'5")

This double bedroom has one window to the rear, carpet flooring, one large radiator, one centre light piece.



| **BEDROOM 4**

2.65m x 1.82m (8'6" x 5'9")

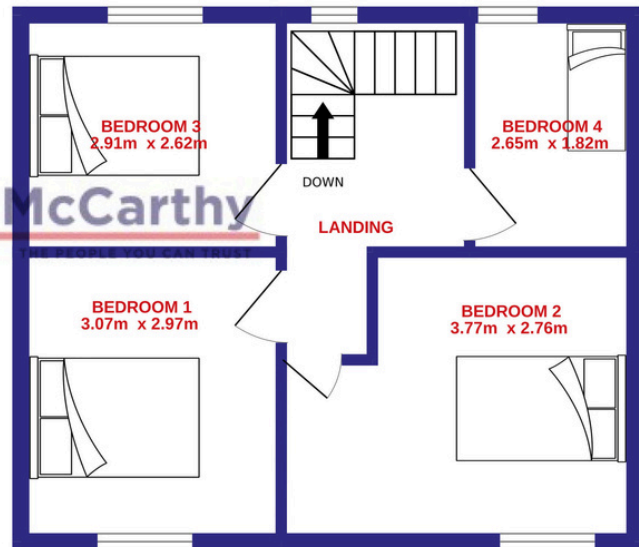
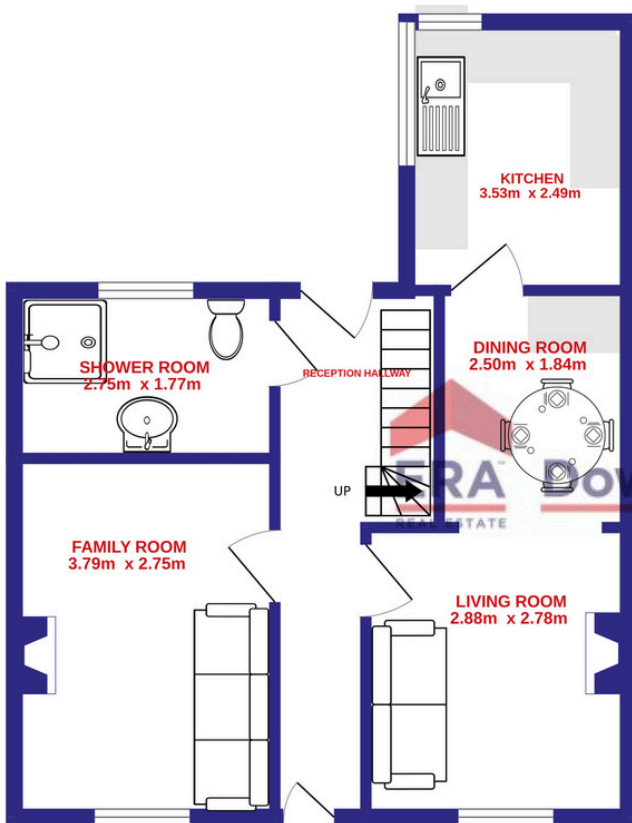
This single bedroom has one window to the rear, timber flooring, one radiator, one centre light piece, and one large radiator.



| FLOOR PLAN

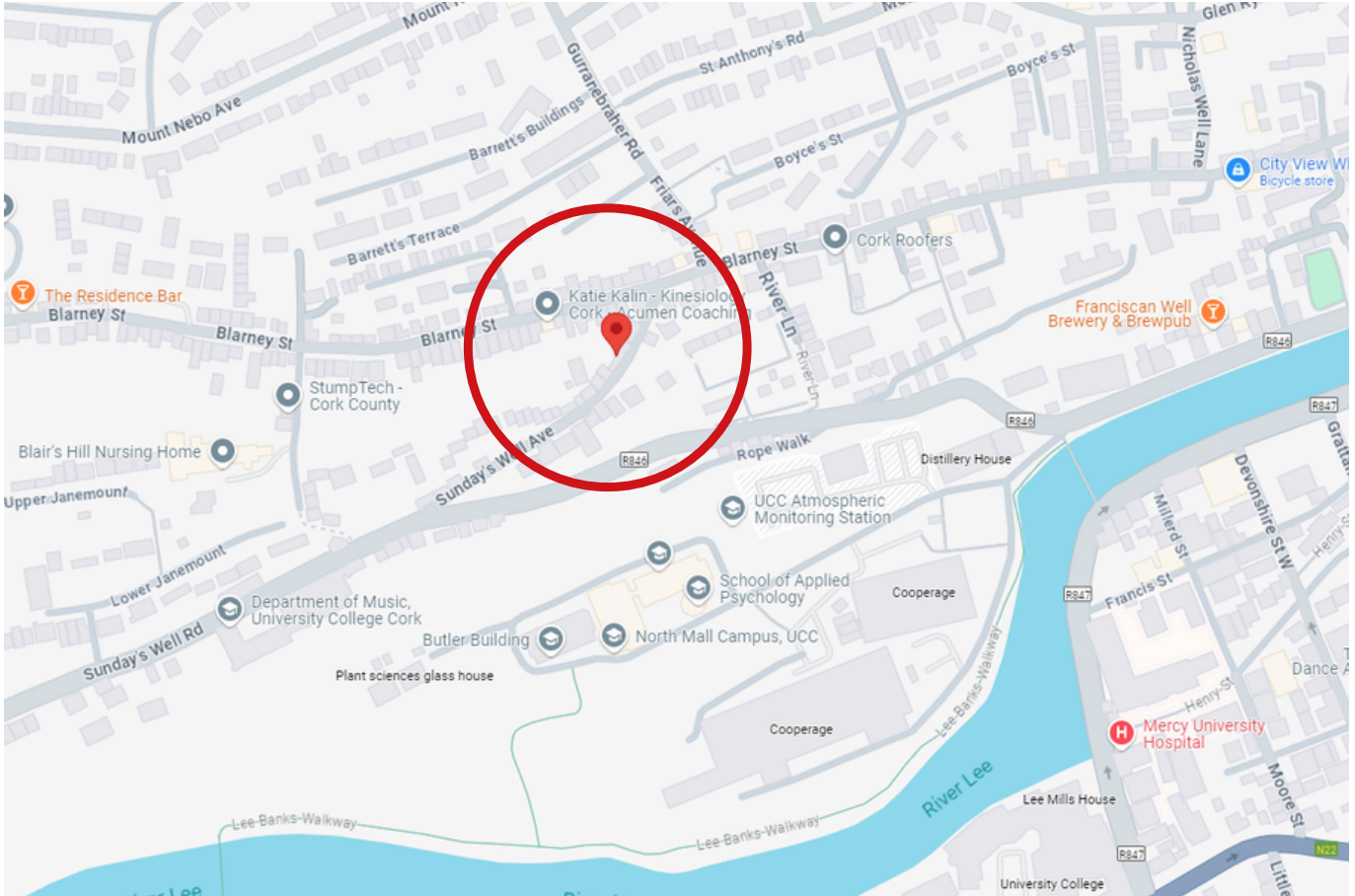
GROUND FLOOR

1ST FLOOR



| DIRECTIONS

Please see Eircode T23 X2XE for directions.



| ALL ENQUIRIES TO:

Garry O'Donnell MIPAV, MMCEPI, TRV

087 7522244

garry@eracork.ie



Downey McCarthy

THE PEOPLE YOU CAN TRUST

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