



CORK | 59 Blarney Street

Lisney

021-427 5079

A unique opportunity to acquire a three bedroomed end of terrace home located within walking distance of Cork city centre. This home at 59 Blarney Street returns the corner of Blarney street and Leevview Terrace a prime and sought after residential location with a host of facilities on the doorstep. While in need of refurbishment the property offers would be purchaser the opportunity of a blank canvas to convert to a layout and style that meets their needs. Backing south the property offers an open plan layout at ground floor level with a small yard to the rear. The first floor offers three bedroom with additional storage at the landing. Given its location No 59 Blarney street can enjoy with ease all that the city has to offer from a variety of shops, bars and restaurants. The main bus and train station are also a short distance from the property where routes to other locations within the city and county are within reach.

Parking is catered for on street outside the property. There is a small garden area to the side of the property which is accessed through the hallway from the kitchen and gives excellent sunlight. There is also on street parking available directly outside the property.

Viewing is highly recommended to appreciate all that is on offer.

Features

- ♦ Excellent location close to Cork City Centre
- ♦ Ideal refurbishment opportunity
- ♦ Gas Central Heating

Price: €110,000





Accommodation

RECEPTION HALL: 6.20m x 0.89m A long welcoming reception hall.

LIVING ROOM: 3.03m x 3.75m A front facing room which offers wooden flooring, a fireplace and easy access to the kitchen/dining room.

KITCHEN/ DINING ROOM: 2.82m x 3.77m Accessed from the living room, this room has tiled flooring, fitted cupboards/ drawers, a tiled countertop and access to the hallway which accesses the bathroom and the enclosed yard area at the back of the property.

BATHROOM: 1.98m x 2.10m Located at the rear of the property, this bathroom offers an electric shower area, toilet and sink.

LANDING: 3.80m x 1.69m A fully carpeted stairs and landing area.

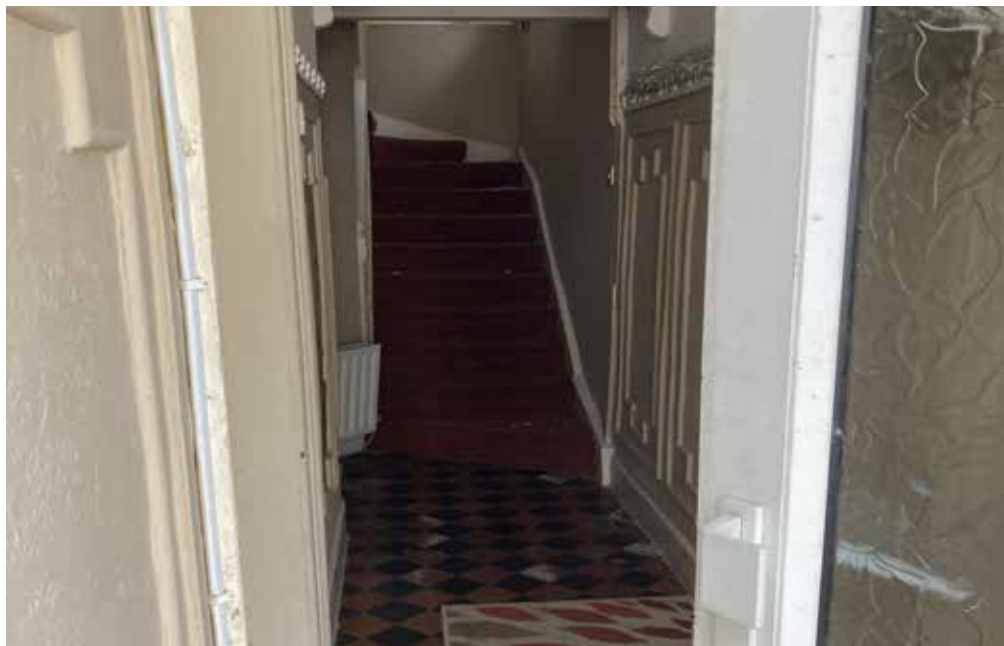
BEDROOM 1: 3.22m x 3.08m A double, back facing room with wooden flooring.

BEDROOM 2: 2.99m x 2.53m Front facing room with wooden flooring.

BEDROOM 3: 3.25m x 2.10m Single room which faces to the front of the property and has wooden flooring.

OUTSIDE

This home has a bright small yard to the rear of the property. The front of the house offers on street parking as well as being withing a short walk to the City Centre where you can experience the wide variety of amenities that it has to offer with its bars and restaurants.



Lisney

BER INFORMATION

BER: G

BER No: I0I3445I3

E.P.I.: 477.38 kWh/m²/yr

EIRCODE


T23 PKV9v

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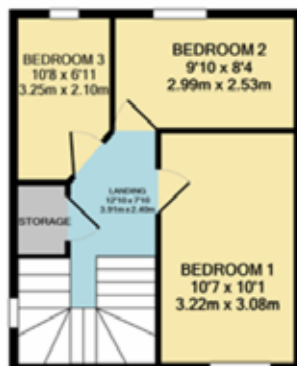
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FLOOR PLANS

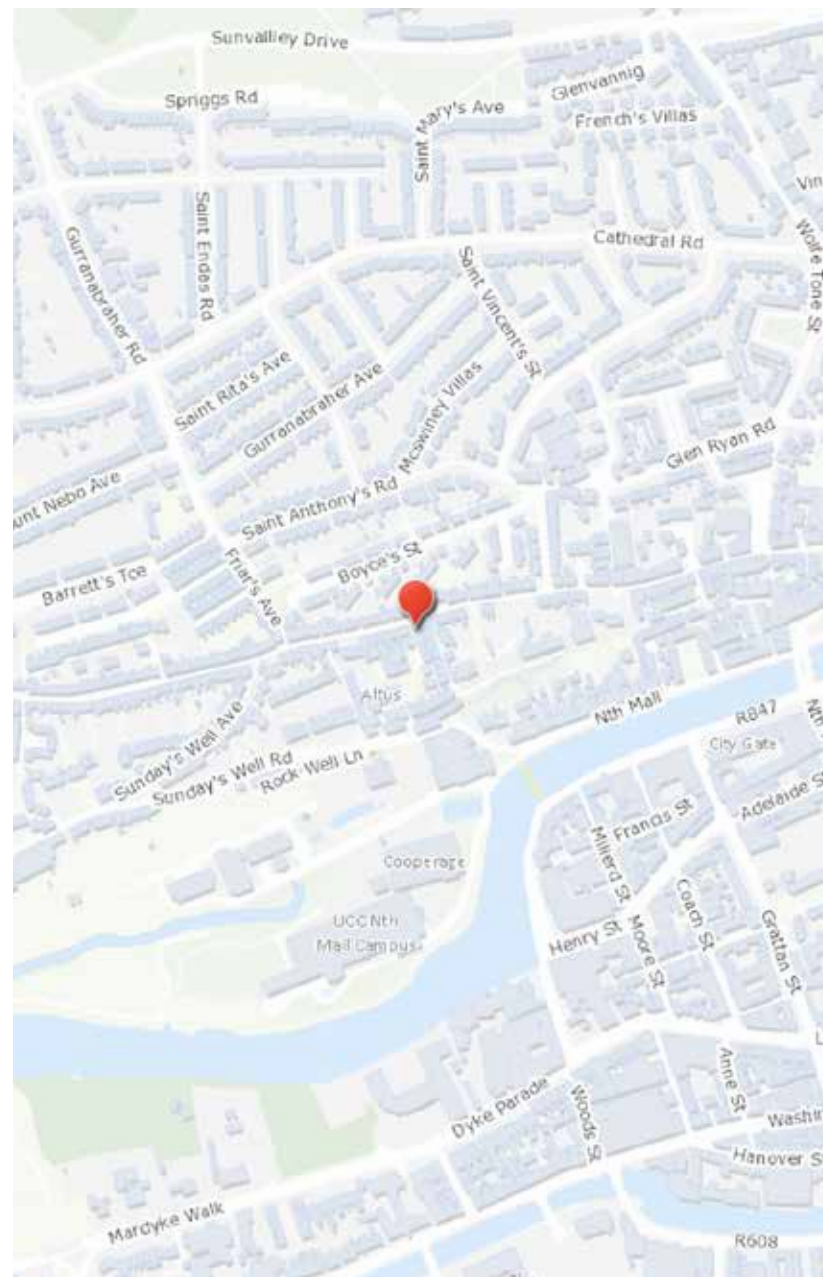
NOT TO SCALE, FOR IDENTIFICATION PURPOSE ONLY



GROUND FLOOR



FIRST FLOOR



Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. ALL measurements are approximate and photographs provided for guidance only. PSRA No. 001848