

**1 Convent View, Mardyke Street, Western Road, Cork.  
T12 NVW5****Indicative Purposes Only****021 427 77 17****> [www.cohalandowning.ie](http://www.cohalandowning.ie)**

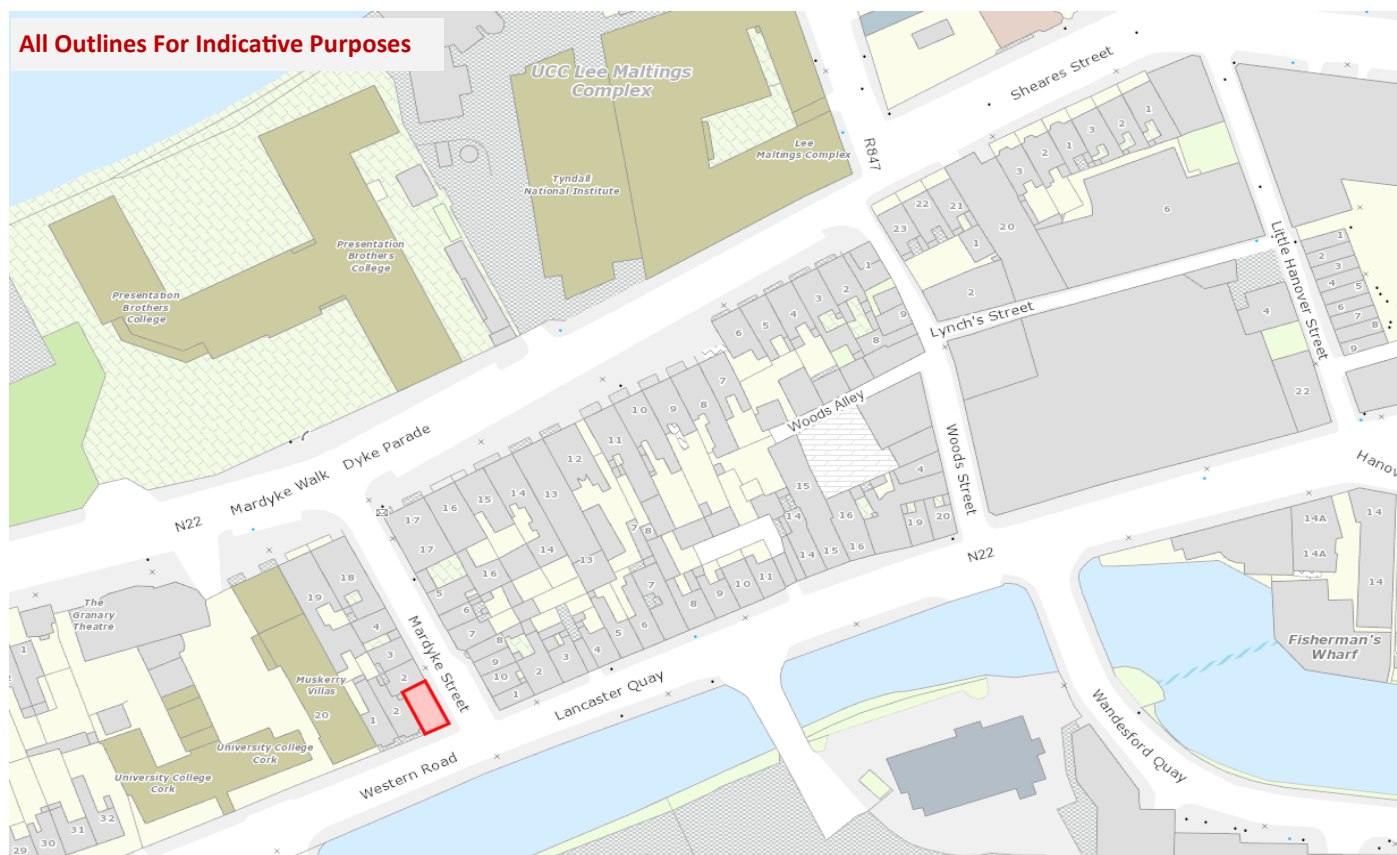
- > A fantastic opportunity to acquire a substantial three storey nine bedroom end terrace period property with an established income.
- > This impressive property occupies an attractive corner profile fronting Western Road with return frontage on to Mardyke Street.
- > The property was extensively refurbished c. 2012 and is fully occupied, producing a gross income of €48,000 per annum.
- > The property is located in the heart of Cork City Centre in close proximity of The Tyndall National Institute and Mercy University Hospital. The centre of the main UCC campus is situated a mere 800 meters away from door to door.
- > This substantial property extends to some 1,800 sq.ft over three floors with an enclosed rear courtyard.

**Viewings Strictly By Appointment With Sole Agency****FOR SALE BY PRIVATE TREATY**

## Location

The property is centrally situated on the western side of Cork city centre occupying a high profile corner fronting Western Road with return frontage to Mardyke Street. The main UCC campus is situated approx. 800 metres to the west with its growing student enrolment of just over 23,000 students for the current academic year.

Western Road is an established commercial and residential location within a few minutes walk of the Tyndall National Institute, Cork city centre, The River Lee Hotel, The Mercy Hospital, The Granary Theatre, the Mardyke Arena, Fitzgerald's Park and Sundays Well.



## Description

The property comprises a three storey, nine bedroom end of terrace townhouse. The property is laid out with a self contained unit at ground floor comprising 3 bedrooms, a kitchen / living area and shower/WC. The independently accessed first and second floors are laid out with 6 beds, kitchen / living area and a shower/WC on each floor.

Access to the property is off Mardyke Street and there is an enclosed yard to the rear of the property which may be utilised by the occupiers on all 3 floors. The property was extensively refurbished c. 2012 and is currently fully occupied by third level students with an opportunity to let the property 'short term', during the summer months.

## Accommodation

Floor	Description	Sq. M Approx.	Sq. Ft Approx.
Ground Floor	3 no. bedrooms, kitchen/living area, shower & WC	63.87	687
First Floor	3 no. bedrooms, kitchen/living area, shower & WC	59.88	645
Second Floor	3 no. bedrooms, shower & WC	44.07	474
<b>Total Area**</b>		<b>167.8</b>	<b>1,806</b>

**\*\*All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence.**





**Solicitor:** McCauley Adams Solicitors, Lower Kilmoney Road, Carrigaline, Co. Cork **P)** 021-491 9440

**Viewing:**

Strictly by prior appointment with;

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