

*5 Bedroom mid-terrace residence in a convenient location.*

**9 Mount View Terrace,  
Ballyhooly Road,  
Cork.  
T23 Y5A2**

For Sale by Private Treaty



**A.M.V €260,000**

**BER C2**

McCarthy & McGrath are proud to present this is a well-proportioned townhouse built in 1900 spread over three floors and comprising of 133m<sup>2</sup> (1431 sq.ft.), the property was renovated and re-roofed in c. 2006.

Located in a sought-after area within walking distance of St. Luke's Cross which has many of Cork's best bars, local cafés, shops and with public transport right at the door-step, excellent access to the North Ring Road and an abundance of schools and colleges in the area this property could be turned into a fantastic family home but also ideal for a savvy investor.

Viewing is highly recommended.

## ACCOMMODATION :

Entrance Hallway: with guest w.c and terracotta & black tile.



Living Room: 3.7 x 3.65(m) with laminate flooring and 2.8m high ceiling.



Kitchen/Dining Room: 7.9 x 3 with tiled floors and fitted kitchen units.





**Utility:** built in washing machine, dryer and storage.

**Shower Room 1:** 1.6 x 1.5 with tiled wall and floors, shower, w.c & w.h.b.

**Shower Room 2:** 1.9 x 1.75 tiled wall & floors, shower, w.c & w.h.b.

**FIRST FLOOR :**

**Bedroom 1:** 2.5 x 3.7 laminate flooring, desk, bed, wardrobe & bedside table.



**Bedroom 2:** 2.6 x 2.5 laminate flooring, bed, wardrobe, curtains & bedside locker



**Bedroom 3:** 3.55 x 3.25 with two beds, wardrobe, bedside lockers & drawers.



**SECOND FLOOR:**

**Bedroom 4:** 3.6 x 3.3 laminate floors, bed, wardrobe, bedside lockers & drawers.



**Bedroom 5:** 5.2 x 4 laminate floors, two beds, wardrobe, bedside lockers & drawers.





**OUTSIDE :**



**SERVICES :** Mains Water, Drainage & Gas.

**EIRCODE :** T23 Y5A2

**BER:** C2 - BER NO. 109158022

**FEATURES:**  
Superb location.  
PVC double glazed windows to the rear.  
Modern gas boiler.  
Elevated rear garden.

**VIEWING :** Strictly by prior appointment with the sole selling agents.



39 Main Street, Midleton, Co. Cork t: 021 4631755

42 South Mall, Cork t: 021 4273800

E: [info@mccarthymcgrath.com](mailto:info@mccarthymcgrath.com)

w: [www.mccarthymcgrath.com](http://www.mccarthymcgrath.com)

PSRA Licence No. 001757