



# Downey McCarthy

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## Woodstock, Camden Road, Crosshaven, Cork



Judy O'Brien of ERA Downey McCarthy Auctioneers is delighted to present to the market this beautiful three bedroom semi-detached period home situated in Crosshaven, Co. Cork. The property benefits from its positioning on a large, elevated site which enjoys panoramic views overlooking the harbour as well as a large side garden area which could allow for further development subject to planning permission.



**AMV: €250,000**



**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 88.87 Sq. M. / 957 Sq. Ft.
- Originally built in 1890
- BER G
- New carpet flooring throughout
- Double glazed windows
- Oil fired central heating
- Three bedroom period home
- Elevated site with superb views over Crosshaven and the harbour
- Large side garden which could allow for further development SPP
- Walking distance to Crosshaven village and all local amenities including bars, beaches, restaurants, schools, credit union, pharmacy
- On the 220 bus route

## | PORCH

1.56m x 3.02m (5'1" x 9'9")

The large glass porch area has tile flooring and a timber door with frosted glass panelling allows access to the main reception hallway.



## | RECEPTION HALLWAY

4.99m x 1.62m (16'3" x 5'3")

The reception hallway has carpet flooring, a beautiful vintage tulip stained glass feature light piece, a power point and one large radiator.



## | LIVING ROOM

4.53m x 3.12m (14'8" x 10'2")

An original door allows access to the main living room has one large window to the front of the property, carpet flooring, one centre light piece, two wall-mounted light piece, a timber panelled ceiling with exposed beams, superb stone fireplace, four power points and one radiator.



## | DINING ROOM

4.56m x 3.22m (14'9" x 10'5")

The dining room has one window to the front of the property, carpet flooring, one Tiffany style centre light piece, timber panelled ceiling, feature fireplace, four power points and one radiator.



## | GUEST W.C.

1.62m x 0.71m (5'3" x 2'3")

The newly renovated guest w.c. features a two piece suite, floor and wall tiling and a wall-mounted light piece.



## | KITCHEN

3.45m x 2.8m (11'3" x 9'1")

The extended kitchen area features modern fitted units at eye and floor level in an L-shape with worktop counter and tile splashback. The room has tile flooring, large feature light piece, one radiator, six power points, one window to the side of the property and a PVC door allowing access to same. There is a hob, fridge freezer and a built-in oven.



## | STAIRS AND LANDING

2.86m x 1.63m (9'3" x 5'3")

The stairs and landing area has carpet flooring throughout. At the half landing there is one window overlooking the rear of the property. The main landing area has a second vintage tulip stained glass entre light piece, a power point and an access hatch to the attic.

## | BEDROOM 1

4.48m x 3.12m (14'6" x 10'2")

A spacious double bedroom has one window to the front of the property including roller blinds and curtains, carpet flooring, one radiator, eight power points and one centre light piece. The hot press is located within this room.



## | BEDROOM 2

2.47m x 2.64m (8'1" x 8'6")

This double bedroom has one window to the front of the property including roller blinds and curtains, carpet flooring, one radiator, two power points and one centre light piece.



## | BEDROOM 3

1.94m x 3.19m (6'3" x 10'4")

This single room has one window to the rear of the property including roller blinds and curtains, carpet flooring, one radiator, two power points and one centre light piece.



## | BATHROOM

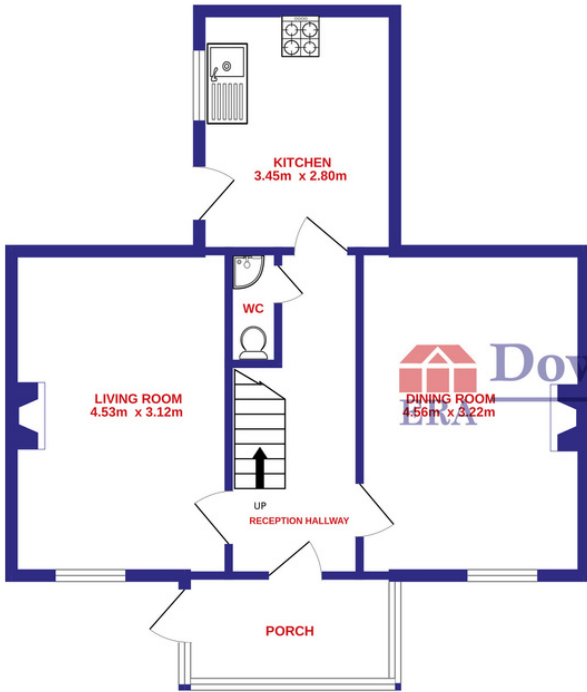
1.6m x 2.19m (5'2" x 7'1")

The main family bathroom features a four piece suite including an electric shower fitted over the bath, floor and wall tiling, one window to the front of the property, original door, one radiator and one centre light piece.

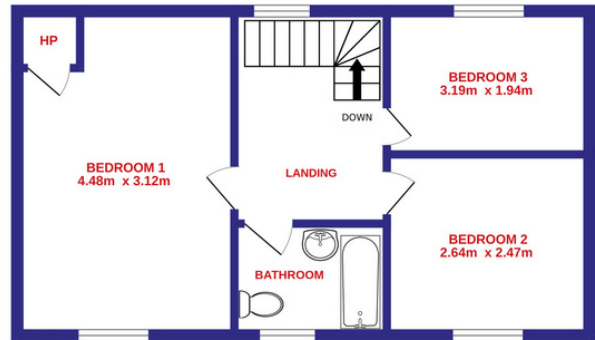


# | FLOOR PLAN

GROUND FLOOR



1ST FLOOR



Downey McCarthy

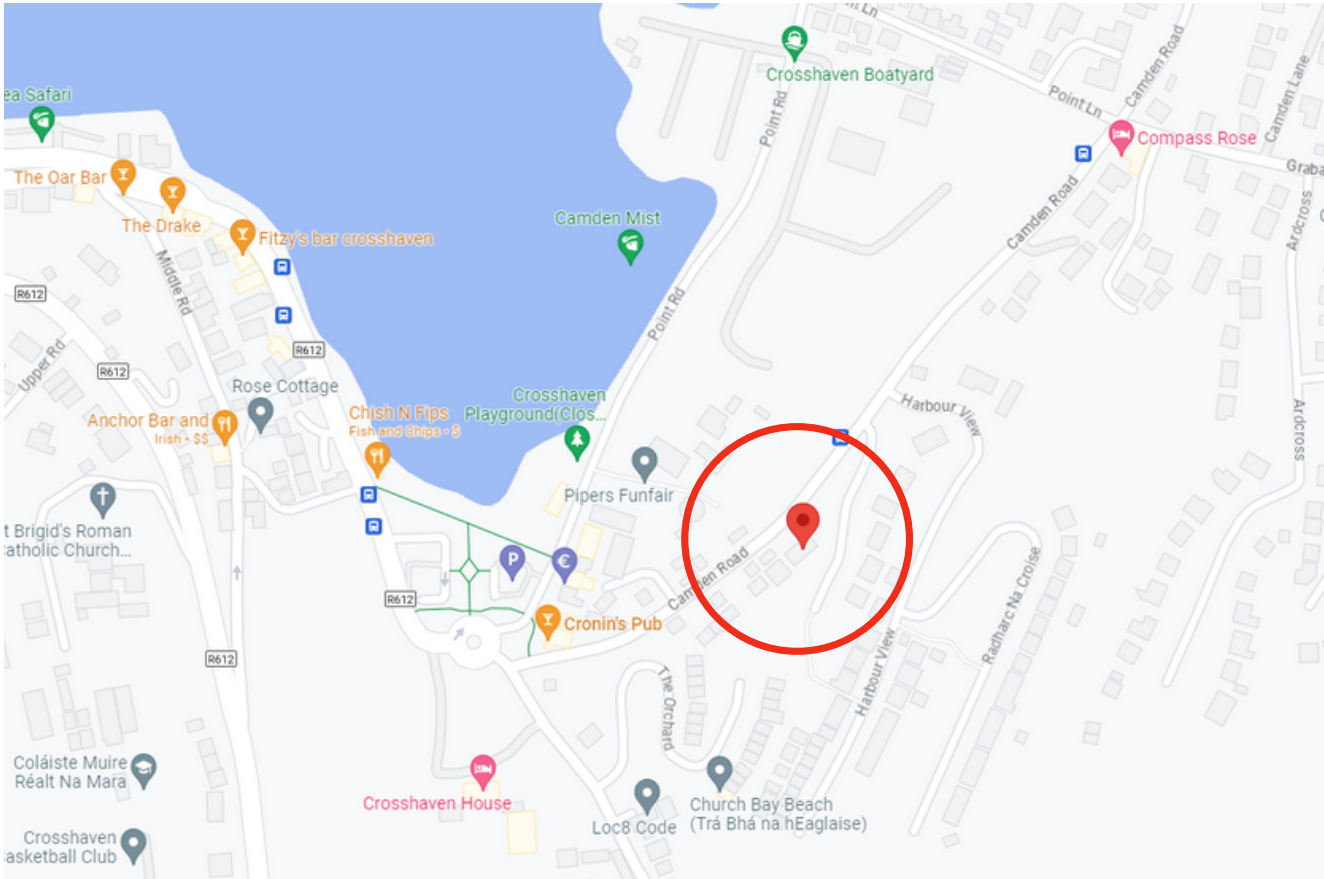
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## | DIRECTIONS

Please see Eircode P43 YX76 for directions.



## | ALL ENQUIRIES TO:

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