

1 Mount Prospect, Shanakiel, Sundays Well, Cork



ERA Downey McCarthy Auctioneers take great pleasure in presenting to the market this superb five bedroom detached home which occupies a prominent position off Shanakiel Road in Sundays Well, Cork. This property will appeal to many buyers given its layout, condition and location. It is a fantastic and unique opportunity for those who wish to live near the heart of the city and benefit from all that Cork has to offer. Viewing comes highly recommended.

The property extends to approx. 2,386 sq. ft of well-proportioned accommodation throughout. On the ground floor there is a reception hallway, living room, TV room, formal dining room, open plan kitchen/dining/conservatory, utility room, guest w.c, shower room and an adjoining garage. Upstairs the property offers five spacious bedrooms (one is currently laid out as a dressing room), one ensuite and the main family bathroom.

AMV: €825,000

BER C2

60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Impressive detached home
- Approx. 221.66 Sq. M. / 2,386 Sq. Ft.
- Built in 1991
- Extended in 2004
- BER C2
- Gas fired central heating
- Double glazed PVC windows
- Beautifully maintained throughout
- Five bedrooms
- West facing rear aspect
- Fully enclosed garden with separate studio and art/hobby space
- Adjoined garage
- 10 minutes' drive to Cork city centre
- Prominent position with close proximity to a host of local amenities including UCC, Fitzgerald's Park, Mercy Hospital, Bons Secour, Tyndall Institute, Apple HQ, Mardyke Leisure Centre
- On the 201 bus route
- Off street parking for three vehicles

| RECEPTION HALLWAY

5.15m x 2.42m (16'8" x 7'9")

An attractive hardwood front door with stain glass panelling to either side allows access to the main reception hallway. The welcoming hallway features recessed spot lighting, one centre light piece with ceiling rose, attractive cornicing, dado rail, high quality timber flooring, one radiator and panelling which encloses under stair storage space.



| LIVING ROOM

6.22m x 3.95m (20'4" x 12'9")

The main living room has two windows to the front of the property, filling the room with natural light throughout. There is one centre light piece with ceiling rose, cornicing to all sides, a feature timber and marble fireplace with gas insert, decorative wall-mounted mirror, high quality timber flooring and one radiator.



| TV ROOM

4.06m x 3.98m (13'3" x 13'0")

This room has two windows which overlook the front of the property and allows extensive natural light to flood the area. There is one centre light piece with ceiling rose, cornicing to all sides, a dado rail, two wall-mounted light pieces, a beautiful white marble feature fireplace with natural gas insert, high quality timber flooring and one radiator. Double teak doors lead you to the formal dining room.



| DINING ROOM

4.45m x 3.98m (14'5" x 13'0")

This room is open plan to the superb kitchen and conservatory areas. There is a sliding patio door which allows access to the side garden of the property, and two windows to the rear which fills the area with natural daylight. The room features recessed spot lighting, one centre light piece with ceiling rose, cornicing to all sides, a dado rail, one radiator and high quality timber flooring.



| KITCHEN

3.36m x 6.5m (11'0" x 21'3")

Throughout the open plan kitchen/conservatory area there is linoleum flooring, recessed spot lighting and a rail of four spot lights. There is a beautiful bespoke kitchen which features handmade solid wood in-frame American yellow birch fitted units, solid teak worktops and feature Corian worktop around the sink area. There is a free standing island unit with a 'Butcher's Block' teak worktop. The kitchen includes an integrated sink with Fisher & Paykel dishwasher drawers to either side, De Dietrich steam oven placed above a New Word natural gas oven and grill, gas hob, extractor fan, integrated wine rack and integrated Samsung larder fridge with water dispenser.



| CONSERVATORY

2.42m x 3m (7'9" x 9'8")

The superb conservatory is fully glazed to all sides including Roman blinds and pleated roof blinds, and has a door to the side garden with ramp and wheelchair access. The room has one radiator cleverly disguised behind a beautiful radiator cover, one wall-mounted rail of four spot lights and ample power points.



| UTILITY ROOM

4.49m x 2.79m (14'7" x 9'1")

The utility room features linoleum flooring, fitted units at eye and floor level, a washing machine, a dryer, sink, fluorescent light fitting, a door accessing the adjoined garage and a door allowing access to the rear garden. There is also access to a storage attic from this room. The Artisan gas boiler is housed within this room.



| GUEST W.C

1.09m x 1.53m (3'5" x 5'0")

The guest w.c features a two piece suite, linoleum flooring, attractive wainscoting, one centre light piece, one window to the side of the property and storage space.



| SHOWER ROOM

1.18m x 1.58m (3'8" x 5'1")

This room features a shower cubicle incorporating a Mira Elite electric shower, wash hand basin, linoleum flooring, vinyl sheeted walls, an integrated light piece, extractor fan and heater in one unit. There is a wall-mounted mirror with integrated lighting and a storage cabinet.



| GARAGE

5.07m x 2.63m (16'6" x 8'6")

The garage has hardwood double doors which allows access from the front of the property. There is one window to the side, a fluorescent light piece, ample power points, one radiator, wall-mounted shelving and commercial grade herringbone effect vinyl flooring.



| STAIRS AND LANDING

6.21m x 2.79m (20'3" x 9'1")

The spacious gallery style stairs and landing area features carpet flooring and a dado rail continues to the first floor. At the top of the landing there are two pendant light fittings, a rail of three spot light fittings, one radiator and a Stira staircase allowing access to a fully floored and insulated attic. There is a hot press which is shelved for storage.



| BEDROOM 1

3.85m x 3.8m (12'6" x 12'4")

This superb and spacious double bedroom has two windows overlooking the front of the property. The room features one centre light piece, three wall-mounted light pieces, one radiator, carpet flooring, ample power points, alarm control panel and a built-in wardrobe. A door allows access to the ensuite.



A door from Bedroom 1 allows access to the ensuite.



| ENSUITE

1.77m x 2.39m (5'8" x 7'8")

The ensuite bathroom features a four piece suite including a Mira Sport electric shower fitted over a Jacuzzi bath, one window to the side of the property, one centre light piece, floor and wall tiling, storage unit and fitted shelving.



| BEDROOM 2

2.48m x 3.66m (8'1" x 12'0")

This bedroom has two windows overlooking the front of the property, a double built-in wardrobe, one centre light piece, one radiator, carpet flooring and ample power points.



| **BEDROOM 3**

3.49m x 3.18m (11'4" x 10'4")

This double bedroom has one window to the rear of the property, one centre light piece, one radiator, carpet flooring and power points. A door allows access to the dressing room.



| **BEDROOM 4**

3.09m x 3.91m (10'1" x 12'8")

This bedroom has two windows to the rear, one centre light piece, one radiator, carpet flooring, ample power points and a double built-in wardrobe with wash hand basin and vanity unit.



| **BEDROOM 5/DRESSING ROOM/HOME OFFICE**

2.42m x 3.65m (7'9" x 11'9")

This room is currently in use as a dressing room but it could serve a multitude of uses either as a fifth bedroom or home office/study. There is one centre light piece, shelving and hanging rails, one radiator, one window to the side of the property and carpet flooring. A door allows access to Bedroom 3.



| BATHROOM

2.34m x 3.26m (7'6" x 10'6")

The spacious main family bathroom features a four piece suite including a bath with telephone shower and a separate shower cubicle incorporating a Triton pumped mains shower. There is beautiful wall tiling, Amtico flooring, one window to the rear of the property, mirror with integrated lighting, extractor fan and one centre light piece.



| STUDIO

3.45m x 2.9m (11'3" x 9'5")

Located in the rear garden, the studio area features a porch area, PVC door, two double glazed windows, ample power points, one centre light piece. The room is fully insulated. It has been set on a concrete base and is plumbed.



| GARDENS AND EXTERIOR



The front of the property has an attractive red brick façade. There is a cobble lock driveway, facilitating off street parking for up to three vehicles. A garden to the side is laid to lawn and a pathway allows access to the rear.

The rear of the property has a garden which is fully enclosed with fencing and stone walls. There is a free standing art/hobby space which is fully insulated and has a power supply - internal measurements are 2.21m x 2.21m. There is also a studio area which is also fully insulated.

FLOOR PLAN



TOTAL FLOOR AREA: 221.7 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and other items are approximate and no responsibility is taken for any errors, 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 T23 NHR1 for directions.



| ALL ENQUIRIES TO:

Sean McCarthy
086 8385768
sean@eracork.ie



Downey McCarthy
THE PEOPLE YOU CAN TRUST

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