



Downey McCarthy

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Verard, 2 Adare Villas, Highfield Avenue, Cork City



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly restored, three storey, four bedroom mid terrace property situated in the convenient location of Highfield Avenue, Cork. An extensive refurbishment project was carried out on the property recently focusing on improving the energy efficiency of the building whilst preserving the buildings decorative original features which include sash windows, ornate tiling and timber flooring, it's superb ceiling covings and it's magnificent fireplaces all of which add to the character of this beautiful property in its current form.



AMV: €425,000

BER C2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Spectacularly restored 4 bedroom residence
- Retains many of its decorative original features such as covings, floor coverings, fireplaces, stain glass window
- Approx. 158 Sq. M. / 1,700 Sq. Ft.
- Originally built C. 1903
- Rental potential of €2,592 per month from 25th March 2023
- BER C2
- New gas fired central heating system
- New double glazed windows throughout
- New double glazed sash windows to the front of the property
- Newly rewired
- Modern fitted kitchen
- Superb modern bathrooms
- Four bedrooms including a superb master bedroom suite on the second floor
- Located within a 2 minute walk of UCC and The Bons Secours Hospital
- Off street parking for one car
- West facing rear aspect

| RECEPTION HALLWAY

7.34m x 1.79m (24'0" x 5'8")

An open porch allows access to an original teak door with glass centre panelling which in turn allows access to the main reception hallway. A beautifully presented reception hallway features original tile flooring and decorative picture rails and covings. The focal point of the area is the beautifully restored original staircase which immediately draws the eye. The area has impressive decor, two centre light pieces, under stair storage, one radiator, two power points and a PVC door with glass panelling allows access to the rear yard.

| LIVING ROOM

5.18m x 4.23m (16'9" x 13'8")

A superb main living room boasts a feature bay window to the front of the property which allows extensive natural light to flood the room. The room has many of its beautiful original features including an ornate fireplace, covings and timber panelling and high quality solid timber flooring sanded and varnished. There is one large radiator, one centre light piece, eight power points and two telephone points.



| KITCHEN/DINING

3.6m x 3.8m (11'8" x 12'4")

The kitchen/dining area features modern fitted units at eye and floor level in an L-shape with extensive worktop counter space, a tiled splashback and a decorative tile inlay surrounding an original fireplace. The kitchen includes an integrated oven/hob/extractor fan, stainless steel sink and fridge freezer. The room has original tile flooring, feature light fittings, one window to the rear of the property and a beautiful original stain glass portal window between the living room and kitchen/dining area. There is one large radiator and twelve power points throughout.



| UTILITY ROOM

1.4m x 1.8m (4'5" x 5'9")

The utility room has tile flooring, one window to the side of the property, plumbing for a washing machine, space for a dryer and one centre light piece. A door allows access to a ground floor shower room.



| SHOWER ROOM 1

2.4m x 1.8m (7'8" x 5'9")

The shower room features a three piece suite including a mains operated shower. The area features modern decorative tiling, one window to the side of the property, one extractor fan, recessed spot lighting and one radiator.



| STAIRS AND LANDING TO FIRST FLOOR

The stairs is fitted with a carpet thread. At the half landing there is a sash window overlooking the rear of the property and the main landing has carpet flooring. There is one centre light piece, one radiator, one thermostat control for the heating, two power points and a mains operated smoke alarm within the landing area.



| BEDROOM 1

3.6m x 3.8m (11'8" x 12'4")

A spacious double bedroom has one window to the rear of the property including a roller blind. The room has original timber flooring sanded and varnished to a high quality finish and an ornate original fireplace. There is one centre light piece, one radiator, four power points and one television point.



| BEDROOM 2

4.1m x 3.2m (13'4" x 10'4")

A large double bedroom has one window to the front of the property including blackout roller blinds. The room has original timber flooring sanded and varnished to a high quality finish, an ornate original fireplace, one centre light piece, one radiator, four power points and one television point.



| BEDROOM 3

4.1m x 2.45m (13'4" x 8'0")

A spacious double bedroom has one window to the front of the property including a roller blind. The room has original timber flooring sanded and varnished to a high quality finish, an ornate original fireplace, one centre light piece, one radiator, four power points, one telephone point and built-in storage.



| STAIRS AND LANDING TO SECOND FLOOR

The stairs to the second floor has a carpet thread. The landing area has carpet flooring, one Velux window to the rear of the property which floods the area with natural light, one wall-mounted light piece and two power points.



| MASTER BEDROOM SUITE

4.1m x 5.8m (13'4" x 19'0")

This magnificent, spacious master bedroom suite features a window to the front of the property, carpet flooring, an original fireplace, one centre light piece, two radiators, six power points and one telephone point.



| SHOWER ROOM 2

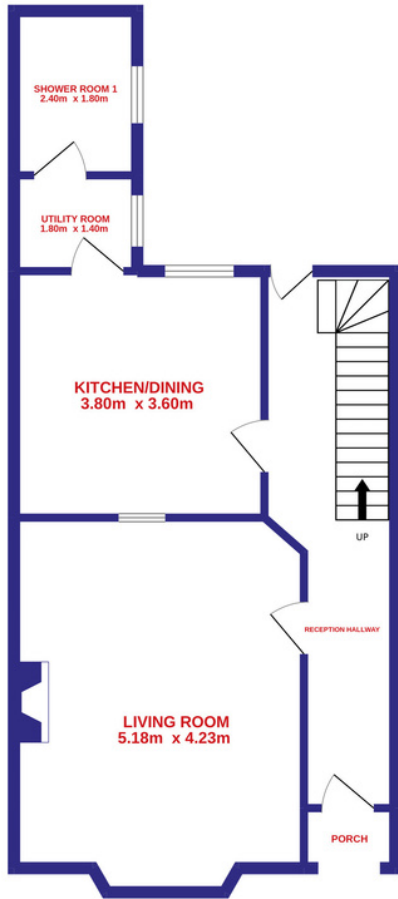
2.9m x 3.8m (9'5" x 12'4")

A spacious shower room features a three piece suite including a double corner shower area incorporating a Mira Elite QT electric shower. The room is finished with modern tiling, a large Velux window to the rear of the property, one extractor fan, one centre light piece, one wall-mounted light piece, a heated towel rail, decorative original fireplace and one radiator.

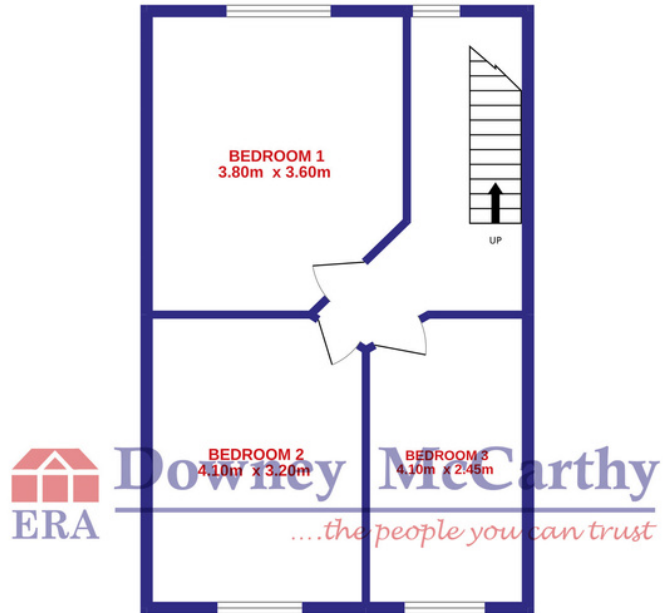


| FLOOR PLAN

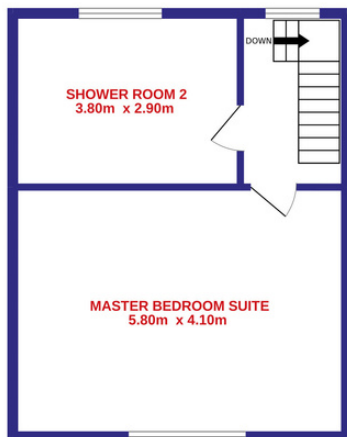
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 158.0 sq.m. approx.

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 T12 F2Y7 for directions.



| ALL ENQUIRIES TO:

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