



**1 PERCYVILLE, SOUTH DOUGLAS ROAD, CORK CITY T12 C6P9**

**FIVE BED PERIOD PROPERTY WITH GARAGE ON LARGE SITE**



**savills**



## 1 PERCYVILLE, SOUTH DOUGLAS ROAD, CORK CITY T12 C6P9

### For Sale by Private Treaty

#### CKK210452

- Five bed semi detached period property
- Approx. 150 sq m / 1,615 sq ft
- About ha 0.20 / 0.5 acres
- Frontage onto South Douglas Road -approx. 49 ft.
- Detached garage with roller shutter door (Approx. 63 sq m / 678 sq ft)
- Within approx. 10 minutes' walk of city centre
- OFCH/ Mains services

Savills and Cohalan Downing are delighted to present 1 Percyville, South Douglas Road, Cork City. This conveniently located five-bedroom, semi-detached period property comes to the open market on tremendous grounds with extension or development potential.

1 Percyville can be accessed via a wrought iron pedestrian gate or by a roller shutter door into the garage which provides off street parking. Making your way inside the house reveals a welcoming hallway with original tiled floor, two separate reception rooms with high ceilings, a kitchen area with access to an enclosed courtyard, utility room overlooking the rear garden and two storerooms. Making your way upstairs brings you to three bedrooms and a bathroom, whilst two more bedrooms can be found on the top floor.

The property displays fantastic external features such as wrought iron railings on the roadside boundary, original external plastering designs, feature ridge tiles and a bow window on the ground floor.

Stepping into the gardens brings you to a very rare and exciting outside space which subject to planning permission offers development potential.

No. 1 Percyville is within 10 minutes' walk of Cork city centre and comes to the open market posing as a city centre home with a difference that will appeal to owner occupiers and developers alike.

Don't delay, contact us today.

## ACCOMMODATION

### Ground Floor

#### Hallway

Welcoming hallway with original tiled floor and understairs storage area. Dado rail and corning.

#### Lounge

Bright room with original painted slate open fireplace with tiled insert and bow window. Original wooden floor. Corning.

#### Dining Room

Located towards the rear overlooking a courtyard, private room with cast iron open fireplace with tiled insert. Corning.

#### Kitchen/Breakfast room

Located towards the rear, this room overlooks the courtyard.

#### Utility Room

Sink and storage units. Provides access to the storerooms.

#### Storerooms

Interlinked rooms granting access to both the courtyard and rear garden.

### First Floor

#### Bedroom 1

Double room located towards the front of the property. Cast iron fireplace and original wooden floorboards.

#### Bedroom 2

Double room with original cast iron fireplace, sink and original wooden floorboards.

#### Bedroom 3

Single room located to the rear of the property. Sink and cast-iron open fireplace in the bedroom. Original wooden floorboards.

#### Bathroom

WC. Whb. Bath. Tiled walls.

### Second Floor

#### Bedroom 4

Double room with sink and feature fireplace. Picture rail.



Original wooden floorboards

#### Bedroom 5

Double room with fireplace and skylight.

### OUTSIDE

To the front you will find a level lawn space, mature hedging and wide side entrance. Making our way into the side and rear garden, you will find a large garage space with vehicular access point via a roller shutter door. Beyond the garage lies a large level lawn space offering further development potential.

### DIRECTIONS

T12 C6P9

### BER DETAILS

BER No: G

BER Number: 114703473

Energy Performance Indicator: 615.7 kWh/m2/yr

### VIEWING

By appointment with

Savills Cork

(021) 427 1371 or email :cork@savills.ie

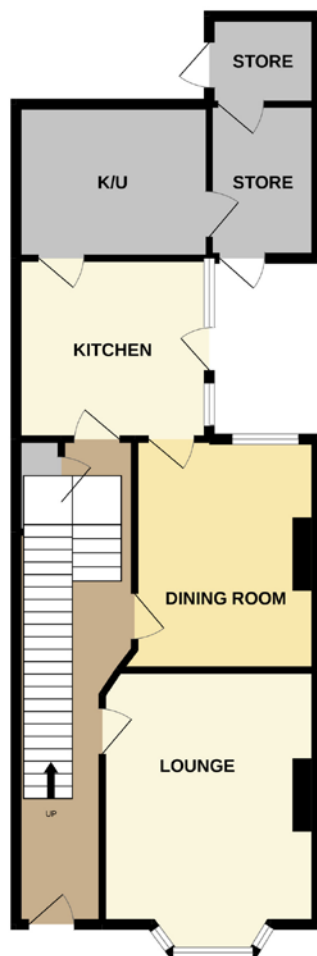
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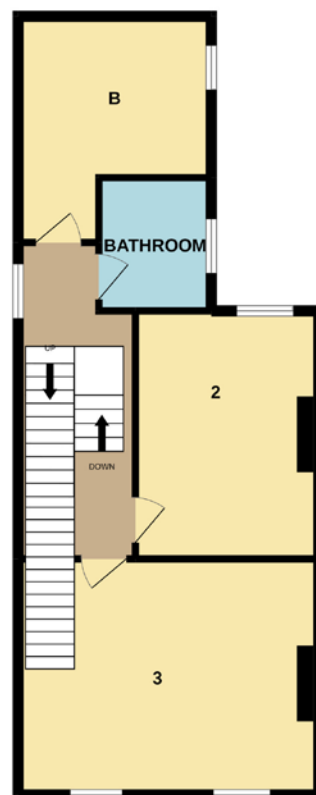
021 427 7717 or info@cohlandowning.ie

For identification purposes only, not to scale

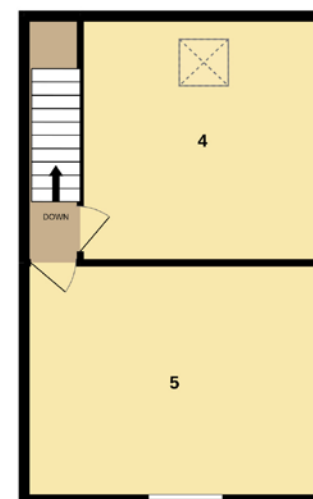
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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