



1 PERCYVILLE, SOUTH DOUGLAS ROAD, CORK CITY T12 C6P9

FIVE BED PERIOD PROPERTY WITH GARAGE ON LARGE SITE

BER **G**

 **Cohalan  
Downing**

 **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

or

Cohlan Downing

021 427 7717 or info@cohlاندونینگ.ie

For identification purposes only, not to scale



Savills Cork  
11 South Mall,  
Cork  
cork@savills.ie  
**+353 (0)21 427 1371**



14 South Mall  
Office Number: 021 4277717  
Agent: Brian Olden  
Mobile: 087 221 1174  
Email: bolden@cohalandowning.ie  
PSRA Licence Number: 001641

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