



Downey McCarthy
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4 Clifton Villas, Middle Glanmire Road, Montenotte, Cork



ERA Downey McCarthy Auctioneers are delighted to offer to the market this superb, four storey end of terrace period property which sits on an elevated, sun-filled, south-facing setting and enjoys captivating, panoramic views of the Cork skyline. 4 Clifton Villas is a well maintained period property which boasts many of its original features and benefits from its ideal location close to Cork city centre itself with all essential and recreational amenities a stone's throw away including the 4-star Montenotte Hotel which is within walking distance. To fully appreciate this fine home, a viewing is a must - few properties come on the market in this sought after residential location.



AMV: €375,000

BER D1

60 South Mall, Cork.

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PSRA No. 002584

| ACCOMMODATION IN BRIEF

The property is situated on four levels.

- At garden level, the property offers a front lobby, front hallway, central hallway, shower room, reception room or bedroom, kitchen and rear hall area. The rear yard can be accessed from this level.
- On the ground floor level, the property offers an entrance lobby, storage shed, entrance hallway, one bedroom, a reception room, kitchen and commodious bathroom.
- At first-floor level, the property offers a hallway, two bedrooms and one shower/w.c/wash hand basin.
- On the dormer level, the property offers two bedrooms.

| FEATURES

- Approx. 215.12 Sq. M. / 2,316 Sq. Ft.
- Built in 1880
- BER D1
- Zoned gas fired central heating
- Double glazed teak windows throughout
- Six bedrooms approx.
- Well maintained period property which boasts many of its beautiful original features
- Superb historical location with views overlooking the Cork skyline
- Front garden and rear yard
- 5 minutes' drive to Cork city centre
- Convenient to all essential and recreational amenities
- 800 year lease from 1813

| FRONT LOBBY

1.81m x 1.49m (5'9" x 4'8")

Entering from the front of the property at garden level, a door allows access to a front lobby area. This room has one cast iron window, timber panelling and timber flooring. A glazed panel door allows access to the hallway.

| FRONT HALLWAY

6.24m x 1.44m (20'4" x 4'7")

This room has one centre light piece, power points and vinyl floor covering. A door leads through to the main central hallway on this level.

| CENTRAL HALLWAY

4.25m x 1.81m (13'9" x 5'9")

This room has many of the original features of the property to include decorative coving, ceiling rose, one centre light piece, attractive high skirting boards and wide architrave joinery to all doors. This hallway also has timber flooring and one wall mounted radiator. A staircase from this hallway leads to the ground floor level.

| SHOWER ROOM 1

1.98m x 1.26m (6'4" x 4'1")

Located off the central hallway, this shower room has one centre light piece, one wall-mounted extractor fan, one wall-mounted heater, one large feature shower, one w.c, one wash hand basin and floor and wall tiling.



| RECEPTION ROOM

3.74m x 4.84m (12'2" x 15'8")

This room is currently in use as a reception room but could also be used as a bedroom. It boasts many of the property's original features including attractive plaster coving, centre ceiling rose, a picture rail, high skirting boards and wide architrave joinery. There are two fitted bookshelves, one feature fireplace with marble effect surround, one centre light piece, one radiator, timber flooring and two timber frame windows overlooking the front garden which allows extensive natural light to flood the room and which also maintains the original timber shutters.



| KITCHEN 1

4.32m x 2.6m (14'1" x 8'5")

The kitchen has one timber frame window overlooking the rear yard, fitted units at eye and floor level, one centre light piece, one radiator, a hot press, a free standing gas cooker, a washing machine and dryer and two fridge freezers. There is also a wall mounted gas boiler situated within this room.



| REAR HALL

2.79m x 0.8m (9'1" x 2'6")

Located off the central hallway and kitchen, this room gives access to an under stair storage area and also to a rear yard which is situated below street level.

| YARD

4.22m x 3.58m (13'8" x 11'7")

This is accessed from the street level via an external staircase. There is a fuel storage area underneath the masonry staircase.

| ENTRANCE LOBBY

2.61m x 1.77m (8'5" x 5'8")

At ground floor level, there is an entrance lobby to the rear which allows access to the property from the main street via a timber front door. The lobby area offers access to a storage shed area, the staircase leading to the rear yard area at lower level, and double doors allowing access to the main entrance hallway.

| STORAGE SHED

3.91m x 2m (12'8" x 6'5")

This storage shed can also be accessed via the main street and can be used as a garage/storage area.

| ENTRANCE HALLWAY

3.98m x 1.72m (13'0" x 5'6")

At half landing level, this hallway has period features to include decorative coving, decorative ceiling rose and a dado rail. Other features include one centre light piece, one radiator and carpet flooring.

| BEDROOM 1

4.6m x 4.91m (15'0" x 16'1")

This bright, spacious room boasts a beautiful picture window to the front of the property offering commanding and impressive views over the entire Cork city skyline. This room is currently in use as a living room but could be used as a bedroom. Features include attractive plaster coving, attractive centre ceiling rose with one centre light piece, a picture rail and feature period joinery, period doors, skirting boards, architraves, one radiator, one marble surround fireplace with solid fuel stove and marble hearth, power points throughout and carpet flooring.



| BEDROOM 2

2.9m x 3.5m (9'5" x 11'4")

This bedroom has one window to the rear of the property, one radiator, power points, carpet flooring, a feature fireplace with solid fuel stove, fitted shelving units and one centre light piece.



| KITCHEN 2

6.29m x 1.54m (20'6" x 5'0")

This kitchen has one Velux window allowing light to flow in, one light piece with three spot lights, fitted wall and floor units, a free standing gas cooker, power points, one radiator, a stainless steel sink and a fridge.



| BATHROOM

4.38m x 1.35m (14'3" x 4'4")

This bathroom is accessed via beautiful period double doors with coloured glazed panels. It features a three piece suite including an enclosed shower cubicle. The bathroom has two Velux windows, fitted storage cabinet which houses a gas fired boiler and water pump, four recessed ceiling lights, floor and wall tiling, one wall-mounted electric heater, one radiator, one heated towel rail and an extractor fan.



| STAIRS AND LANDING TO FIRST FLOOR LEVEL

A stairway with carpet floor covering from the entrance hallway allows access to both the first floor and dormer floor levels. The first floor offers two bedrooms and shower room 2.

| HALLWAY

3.91m x 1.77m (12'8" x 5'8")

The hallway at this level has a dado rail, carpet flooring and one radiator.

| BEDROOM 3

4m x 3m (13'1" x 9'8")

This bedroom has one centre light piece, one window to the rear of the property overlooking the yard, one feature fireplace, a picture rail, one radiator and power points.



| SHOWER ROOM 2

2.24m x 0.7m (7'3" x 2'2")

This shower room has tiled flooring, one shower enclosure, one wash hand basin, one w.c, one centre light piece, one extractor fan, one wall-mounted electric heater and one wall-mounted light.

| BEDROOM 4

4.27m x 4.72m (14'0" x 15'4")

This double bedroom has two windows overlooking the front of the property, offering views over Cork city. There is one radiator, carpet flooring, one radiator, fitted storage units and an extensive wall-mounted book case.



| BEDROOM 5

2.93m x 4.07m (9'6" x 13'3")

Situated at dormer floor/top level, this bedroom has one large window to the rear of the property, one ceiling light with three spot lights, fitted double wardrobe unit with storage space, one radiator, ample power points and vinyl floor covering.



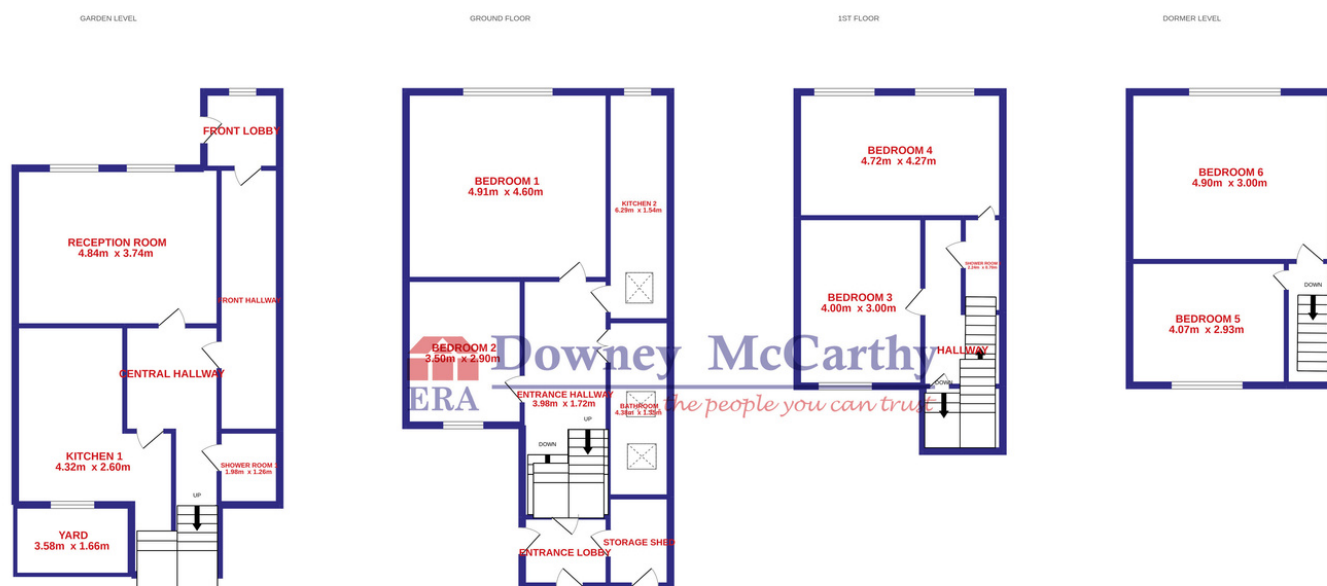
| BEDROOM 6

3m x 4.9m (9'8" x 16'0")

This room has one window with panoramic views overlooking the front of the property, one centre light piece, fitted shelving and storage cupboards, one wash hand basin, vinyl floor covering and additional storage units.



| FLOOR PLAN



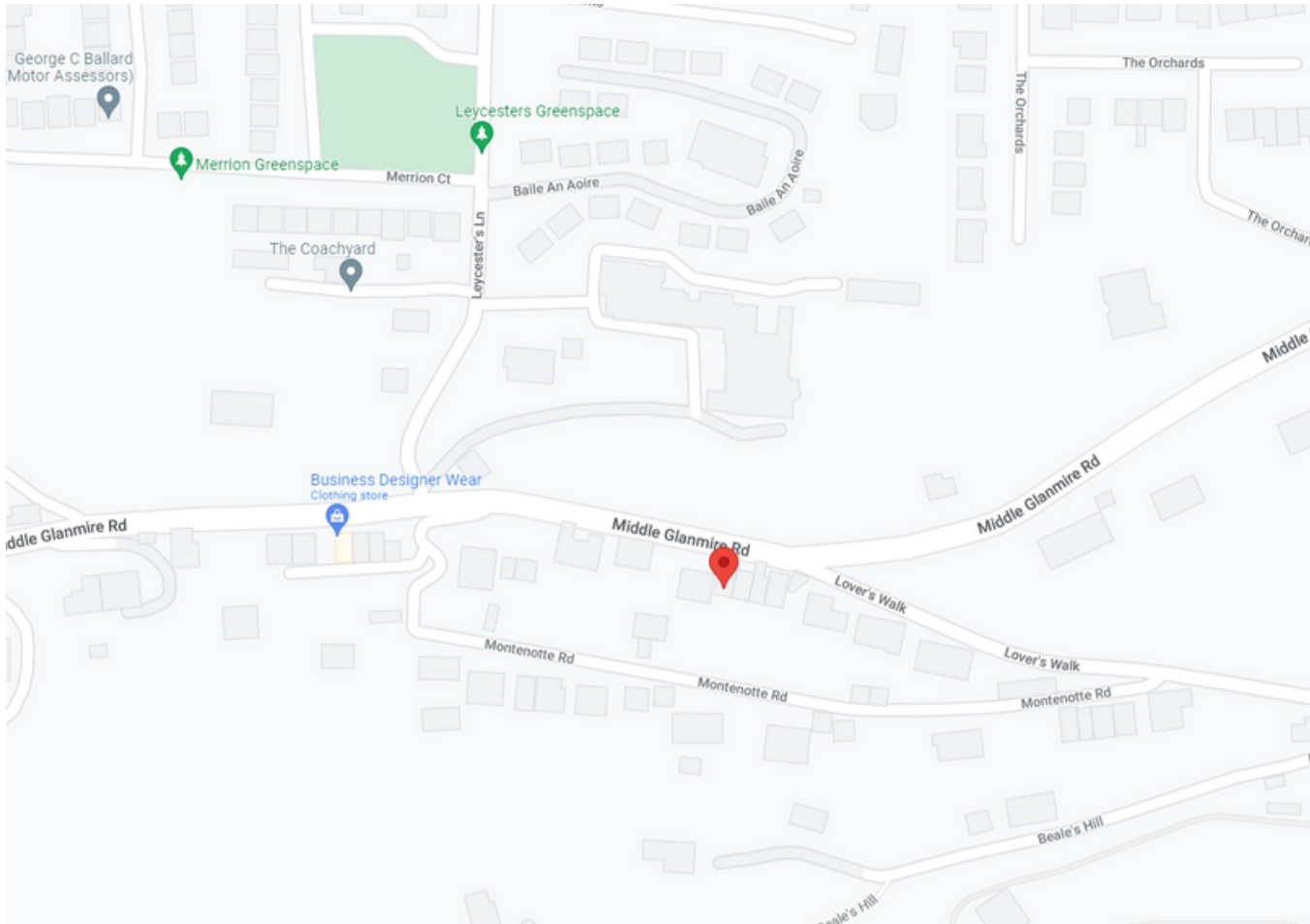
TOTAL FLOOR AREA : 215.0 sq.m. approx.

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 T23 X3X2 for directions.



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Downey McCarthy
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