

4 Ard Na Greine, St Lukes, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superb terraced, three storey, four bedroom period property which sits on an elevated site in the historic location of St Lukes, Cork. 4 Ard na Greine is a beautifully maintained period property which seamlessly combines contemporary and original features throughout, having recently been extended and renovated. Its location close to Cork city centre is second to none, offering its new owners an exquisite living experience - St Lukes Church is now a superb live music venue, there are many top primary and secondary schools close by, and St Lukes Cross offers a beautiful restaurant, shop and local bar to enjoy. To fully appreciate this fine property, viewing is a must. Opportunities to acquire a period property in such a sought after residential location are very rare.

Accommodation consists of reception hallway, open plan living/dining area and a magnificent extended kitchen/dining space on the ground floor. At first floor level the property offers a rear lobby, bathroom and two spacious double bedrooms. At second floor there are two additional large double bedrooms and two ensuite bathrooms.

AMV: €525,000

BER C1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Beautifully maintained period property with a blend of contemporary and original features
- Approx. 149.01 Sq. M. / 1,604 Sq. Ft.
- Built in 1905
- BER C1
- Gas fired central heating
- Underfloor heating to ground floor
- Brand new boiler
- A mix of double and triple glazed windows
- Four spacious double bedrooms
- Modern colour palette
- Superb flooring throughout
- Magnificent rear extension with a modern fitted kitchen and integrated appliances
- New LED lighting
- Converted attic which is floored for storage
- Enclosed courtyard area, elevated decking area and elevated garden to the rear
- Superb historical location in St Lukes
- 10 minutes' walk to Cork city centre
- Convenient to all essential and recreational amenities including top class bars, restaurants, shops, schools and music venues

| RECEPTION HALLWAY

6.75m x 1.8m (22'1" x 5'9")

A composite door with glass panelling and top glass fan light allows access to the welcoming reception hallway. The hallway boasts superb period correct tiling, attractive décor, one radiator, one centre light piece and under stair storage.



| LIVING/DINING AREA

7.3m x 4.05m (23'9" x 13'2")

This magnificent, dual aspect room is flooded with extensive natural light. The room features a beautiful bay window with Venetian blind overlooking the front of the property and glass doors allowing access at the rear. Within the living space there is a wall-mounted electric stove, recessed spot lighting and a feature light piece. Within the dining space, there is a vertical wall-mounted radiator and a feature centre light piece. Throughout the room, features include attractive décor, neutral colour palette, high quality solid oak timber flooring, ten power points, one television point, one thermostat heating control and a sliding door allowing access to the extended kitchen/dining area.



| EXTENDED KITCHEN/DINING

5.55m x 3.2m (18'2" x 10'4")

This superb rear extension features a large kitchen area and dining space, both awash with natural light owing to an extensive glazed area within the roof detail. The room has tile flooring, one large radiator one window to the side of the property, double doors allowing access to the rear courtyard and attractive décor throughout.



There is modern LED lighting to the kitchen, a feature light piece in the dining space, integrated breakfast counter with 75mm solid oak worktop, beautiful feature stone wall and a large Velux window to the rear.

The kitchen features units to both sides of the room which are a mix of modern painted ply and solid quarter sawn Irish oak, with composite worktop counter and tile splashback. The kitchen includes an double oven, stainless steel sink, dishwasher, freezer, larder units, five ring gas hob.

This room also boasts sixteen power points throughout.



| FIRST FLOOR STAIRS AND LANDING

3.6m x 1.8m (11'8" x 5'9")

The stairs and landing are finished with carpet flooring throughout. At half landing level, two steps allow access to a rear lobby area.



| REAR LOBBY

1.5m x 2.3m (4'9" x 7'5")

This area has solid timber flooring, two power points, one telephone point and one window to the side of the property. A door from here allows access to a bathroom.

| BATHROOM

1.9m x 2.3m (6'2" x 7'5")

The bathroom features a three piece suite including a mains operated shower and modern tiling throughout including attractive timber effect floor tiling. There is one window to the rear of the property, modern LED lighting, wall-mounted shelving (both glass and timber), cantilever sink with integrated storage and a wall-mounted radiator.



| BEDROOM 1

3.6m x 5.55m (11'8" x 18'2")

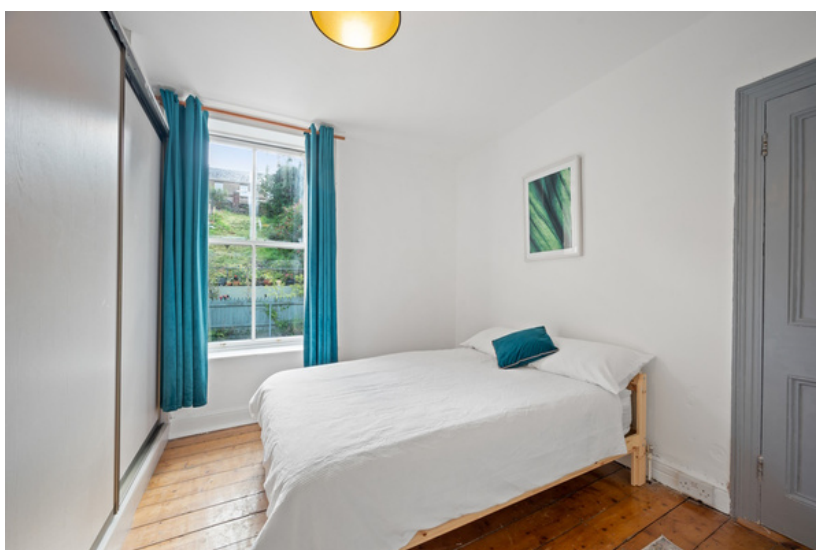
An exquisite master bedroom has two large windows to the front of the property, both include curtain rails and curtains. The room has high quality, original solid timber flooring, sanded and varnished to a high quality finish, attractive coving to all sides, a handmade Irish oak shaker style storage unit and original open fireplace. Other features include large radiator and eight power points.



| BEDROOM 2

3.6m x 3.3m (11'8" x 10'8")

A large double bedroom has one window to the rear of the property with curtain rail and curtains, original solid timber flooring sanded and varnished to a high quality finish and a magnificent array of Sliderobe fitted units. There is one centre light piece and six power points.



| SECOND FLOOR STAIRS AND LANDING

3.6m x 1.85m (11'8" x 6'0")

A staircase from the first floor landing to the top floor has carpet flooring throughout. At the half landing there is one window to the rear of the property and one Velux window, flooding the area with natural light. The second floor landing has one centre light piece and a smoke alarm.

| BEDROOM 3

3.63m x 5.55m (11'9" x 18'2")

A large double bedroom with one dormer window and one Velux window to the front of the property. The room has high quality solid timber flooring, an impressive original Youghal brick glazed feature wall, handmade spalted Irish Beech storage units, two fireplaces, recessed spot lighting, one large radiator, one television point and six power points. A door from this room allows access to an ensuite bathroom.



| ENSUITE

1.05m x 1.63m (3'4" x 5'3")

The ensuite bathroom features a three piece suite with a Mira Elite electric shower, tile flooring, attractive PVC panel walls, one centre light piece and one extractor fan.



| **BEDROOM 4**

3.54m x 3.6m (11'6" x 11'8")

A spacious double bedroom with one dormer window and one Velux window to the rear of the property. The room has high quality solid timber flooring, attractive décor, one centre light piece, one radiator, four power points and an original fireplace. A door from this room allows access to an ensuite bathroom.



| **ENSUITE**

0.85m x 2.32m (2'7" x 7'6")

The ensuite bathroom features a three piece suite with a Mira Elite SE electric shower, tile flooring, attractive PVC panel walls, one centre light piece and one extractor fan.



| GARDENS AND EXTERIOR

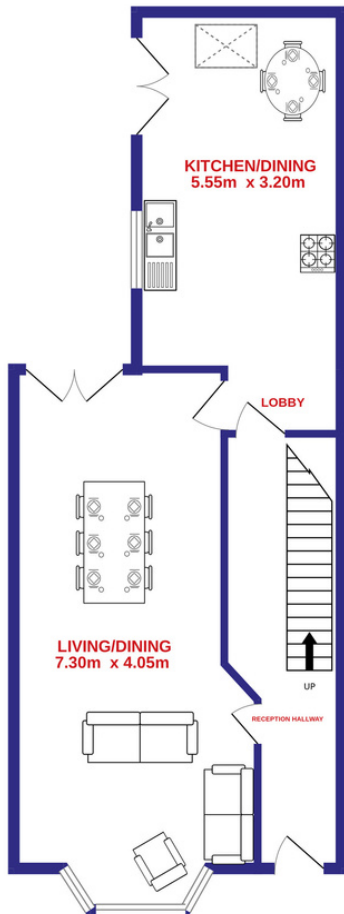


The front of the property is fully enclosed with wrought iron railings. Upon entrance through a wrought iron gate, there is a concrete footpath allowing access to the front door. To the left hand side, there is a purpose built flower bed with mature shrubs and plants.

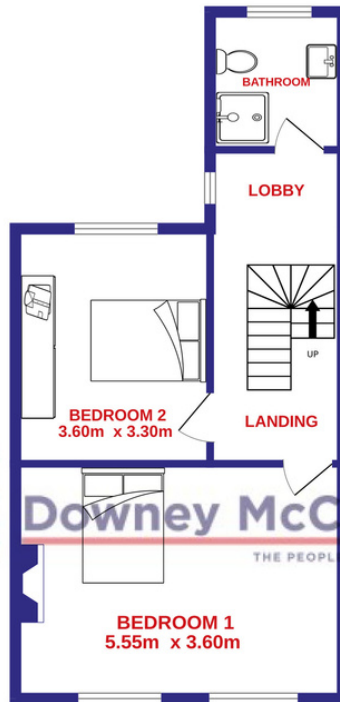
The rear of the property offers an enclosed courtyard area and steps lead to an elevated enclosed decking area which is ideal for summer entertaining. Further steps lead to a garden area which is laid to lawn with mature shrubs and plants abound.

| FLOOR PLAN

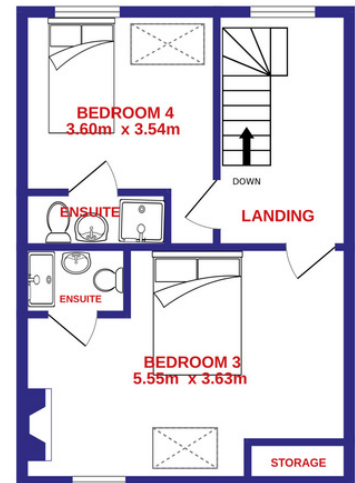
GROUND FLOOR



1ST FLOOR



2ND FLOOR

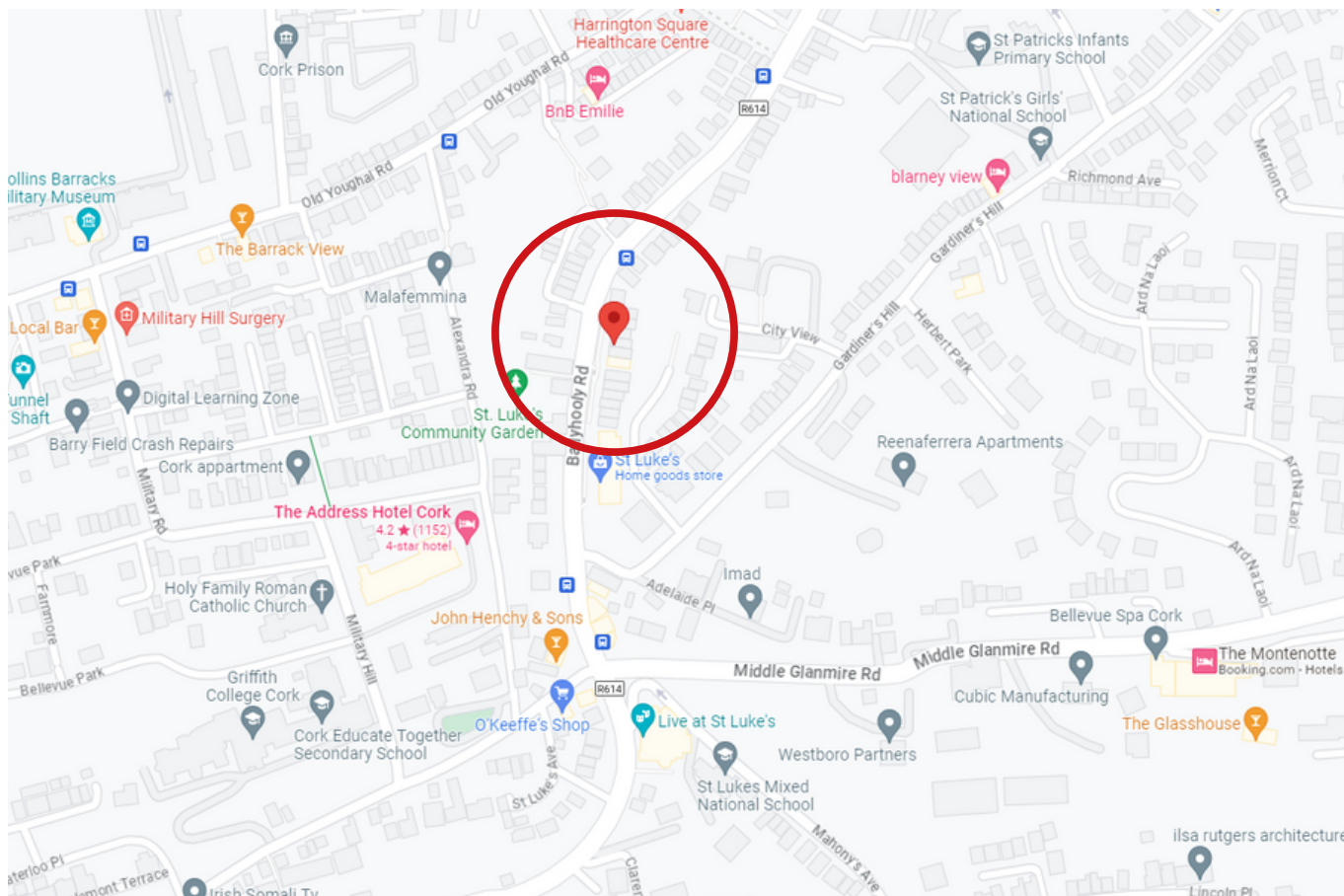


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 W6P4 for directions.



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