



Downey McCarthy

....the people you can trust



5 St. John's Hill, Kinsale, Co. Cork, P17 W568

**AMV:
€900,000**

ERA Downey McCarthy are delighted to present to the market this truly beautiful residence in the heart of Kinsale town, the gourmet capital of Ireland. Located at the higher end of St John's Hill, this elegant family home was newly constructed in 1994. It is finished in a Neo-Georgian style incorporating many traditional features with high quality materials evident throughout.

Located within a few minutes' walk from the town centre, the house boasts some breath-taking views across the town and harbour, particularly from the living accommodation at top floor level. Accommodation includes three spacious bedrooms, all with en-suites, a fantastic living room, a large kitchen/dining with glass feature wall to the back, guest wc and large garage which can easily be converted to bedroom 4 (subject to PP). The interior is in meticulous

condition throughout with a muted palette colour scheme which enhances the classic room dimensions. Other notable finishes include hardwood flooring through the living room and all bedrooms and a bespoke hardwood cut-tread stair-case. The large Georgian style windows flood the house with natural light and create a bright and welcoming atmosphere. Access to a raised south facing balcony is gained via the half landing and provides an ideal space for summer entertaining. Gated off street parking is located right beside the house.

The property is located 15 mins from the world-famous Old Head Golf Links, 20 mins from Cork Airport and 30 mins from Cork City Centre.

Viewing of this rare opportunity is a must!

60 South Mall, Cork.

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PSRA No. 002584

FEATURES:

- 215.7 sqm/ 2,322 Sq. Ft. (including garage)
- Built in 1994
- Superb views over Kinsale town and harbour
- Gas Fired Central Heating
- House Alarm
- Broadband
- Connection for Natural Gas
- Double glazed windows
- Teak internal doors throughout



DIRECTIONS:

See **Eircode P17 W568** for directions.

ACCOMMODATION:



A hardwood front door leads into an elegantly decorated entrance hallway.

The rear of the property has a triangular-shaped yard that has been well landscaped with mature plants and shrubs throughout. A south facing sun terrace can be accessed from the half landing.

Entrance Hallway: 5.85 x 2.43

The entrance hallway has two ceiling lights, one radiator, four power points, control panels for the heating, alarm system point, tile flooring and storage space under the stairs. A cut thread staircase leads up to the first floor and an arched window is neatly positioned at the half landing.





Garage:

5.84 x 4.36

The garage has a double hardwood garage door, two florescent ceiling lights, a concrete floor, one radiator and a door lead out to an ornate back garden. Other features of the garage include a Belfast sink, seven power points and plumbing for a washing machine and drier.

Guest W.C.

1.32 x 1.77

A fully tiled W.C with one wash hand basin, one W.C, one ceiling light and radiator.



Bedroom 3:

5.84 x 3.67

This bedroom has one window overlooking the front of the property and a lower window to the rear of the property with louvered shutters. Features include two ceiling lights, one radiator, tile floor, four power points and a doorway allows access into the en suite bathroom.



Stairs and First Floor Landing: 4.49 x 2.43

An arched window on the half landing allows access out to a sun terrace to the rear of the house. The landing area has wall light fittings, two power points and one radiator.



Bedroom 1: 6.05 x 4.48

A generous sized bedroom that has two windows overlooking the front of the property with internal shutters. Features include two centre light pieces, two wall mounted light pieces, one radiator, timber floor, eight power points and a tv point. A doorway allows access into the en suite.

En Suite 1: 2.54 x 1.82

The en suite has a window overlooking the rear of the property. Features include a bath with a shower extension, one W.C, one wash hand basin, one centre ceiling light and one wall mounted shaving light. The bathroom also has fully tiled walls and floors and a heated towel rail.



Bedroom 2:

6.07 x 4.47

This room has a dual aspect with two windows overlooking the front of the property and a feature bay window overlooking the side. Features include two centre light pieces, two wall mounted light pieces over the bed, ten power points, one radiator and timber flooring.

Stairs and Second Floor Landing:

A hand-crafted staircase allows access between floors.



Kitchen/Dining Room:

6.08 x 4.47

A very bright triple aspect room with two windows to the front of the property, two windows to the side and to the rear of the room the wall and ceiling are glazed which brings extensive light into the area. Features include fitted units at eye and floor level, florescent stripes under the kitchen cabinets, one centre ceiling light and a central island unit a dishwasher.

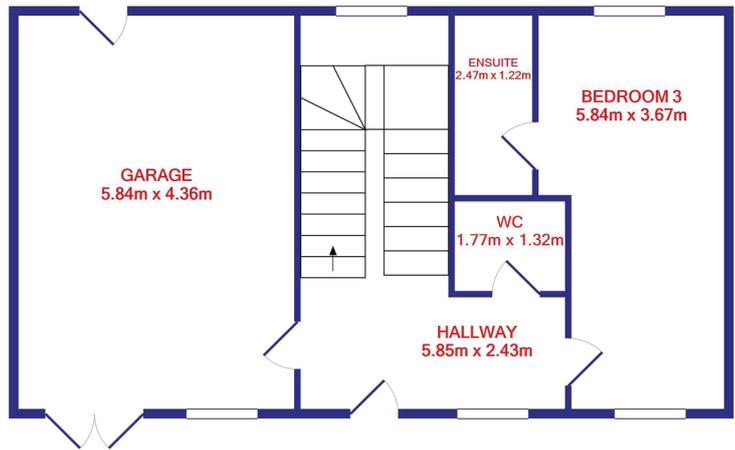
The kitchen has an electric hob and oven with an extractor fan, plumbing for a dishwasher, fourteen power points, tile flooring and two radiators.

Sitting Room:

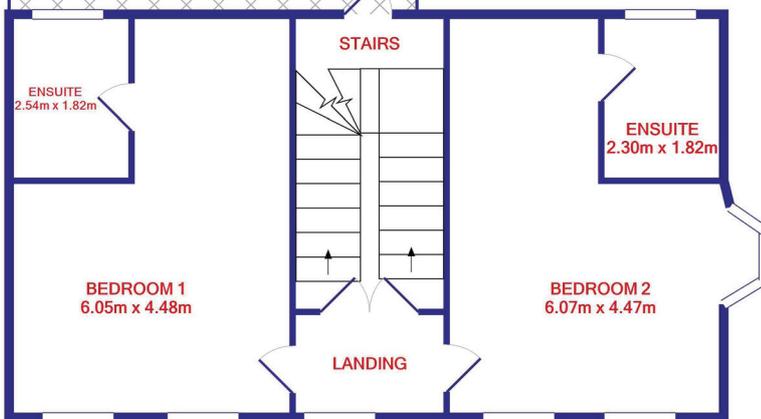
6.04 x 4.46

A double teak door with glazed panels lead into the sitting room. The sitting room is a triple aspect room as well with two windows to the front of the property, one window to the rear and two windows overlooking the side of the property. Features include one ceiling light, one wall mounted picture light over the mantle, an antique solid fuel fireplace, six power points, one telephone point, one radiator, fitted bookshelf and timber flooring.

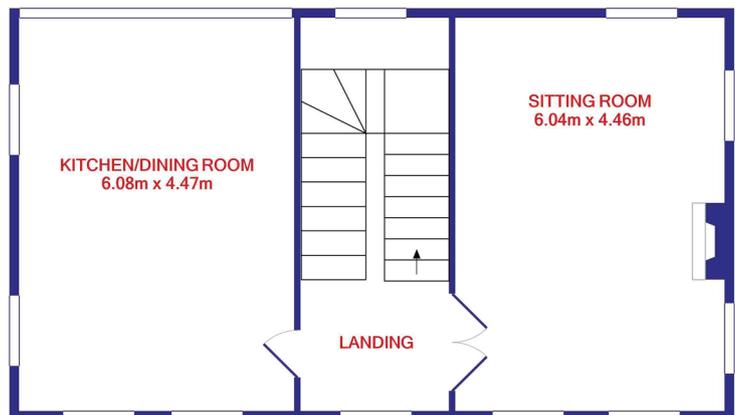




GROUND FLOOR



1ST FLOOR



2ND FLOOR



For any queries
on this property please
contact:

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