



**IRISH & EUROPEAN**

23 South Mall, Cork. Tel (021) 4277606 [www.irishandeuropean.ie](http://www.irishandeuropean.ie)

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**For Sale  
By Private Treaty**

**Strawberry Hill,  
Cork.**

**Site**

**c.0.11 Acre with full planning permission for c. 2485 sq.ft. residence.**



Situated in one of Cork's most exclusive residential areas this site is within walking distance of the city centre, UCC, Mercy University Hospital and Bons Secours Hospital. The house for which planning permission has been granted is architect designed and has been planned to make maximum use of the site and the elevated position which the site holds.

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**Location:** Situated north west of Cork city centre the property is accessed from the city centre on Sundays Well Road turn right onto Convent Avenue. On Convent Avenue continue on to the junction with Strawberry Hill. Turn left onto Strawberry Hill and take the immediate right. The site is to the immediate west of the existing house

**Description:** The property comprises of c.0.11 acres with all services available on the adjacent Strawberry Hill.

**Planning** Full planning permission has been granted by Cork County Council for the development of one house (c.2485 sq.ft. / c.231 sq.m.) under file reference no: 16/36740 on 24-3-16.

The accommodation comprises:

**Lower Floor:** Entrance Hall, toilet, storage, carport

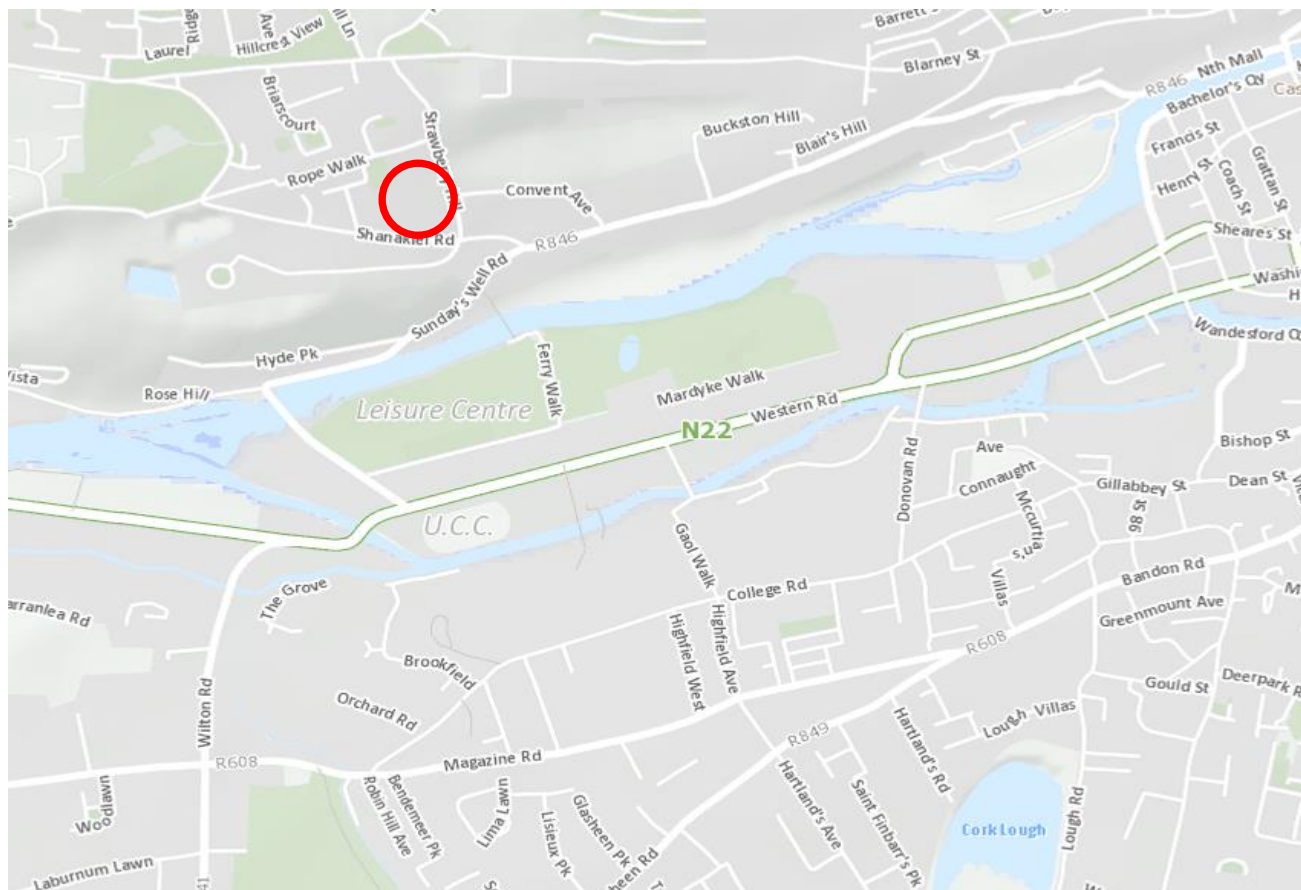
**Ground Floor:** Kitchen/Dining room, living room, utility room, 2 bedrooms, bathroom

**Upper Floor:** Bedroom with ensuite, walk in wardrobe

**Services:** Mains Water, Sewer & Storm

**Title:** Freehold

**Asking Price:** On application



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