

Maryland, Wilton Road, Wilton, Cork



ERA Downey McCarthy are delighted to present to the market 'Maryland', an elegant and impressive detached home dating from the 1930's with spacious front & rear gardens and a separate self-contained 'granny' flat offering enormous potential. This property occupies a superb location on the east side of Wilton Road and is within easy access of CUH, Bons Secours, UCC & CIT.



AMV €499,000

PSRA Licence No. 002584

Accommodation

- Porch 1.02m x 0.86m This porch area is accessed via a glazed door and has a fully tiled floor. A solid teak door with stain glass panel allows access to the main reception hallway.
- Reception Hallway 4.57m x 2.74m This is a spacious hallway with carpet floor covering, centre light fitting, radiator, alarm control point, power point and under-stairs storage area.
- Study 2.31m x 2.55m An attractive room with original cornice features and ceiling rose with centre light, 4 power points, fitted shelving to one wall and linoleum floor covering.
- Living Room 4.0m x 3.93m This is a spacious and inviting living room with large bay window over-looking the front of the property, an open fire place with marble surround, carpet floor covering, one centre light fitting, cornice & ceiling rose, 1 radiator, 4 power points and carpet flooring.



- Sitting Room 4.31m x 3.96m This room has one window over-looking the front of the property and features another open fire with marble & timber surround, one centre light piece, one radiator, ceiling rose & cornice, 8 power points and carpet floor covering.
- Kitchen/Dining Room 7.52m x 3.45m A spacious kitchen / dining area with sliding patio doors to rear and a fully tiled floor. The kitchen has solid fitted floor and wall units, electric hob and oven and is plumbed for a dishwasher. There are two ceiling light fittings as well as under cabinet fluorescent lighting. A doorway leads out to a utility area and shower room.



- Utility 1.92m x 2.05m

Fully tiled floor, door to rear, under-stairs storage, 1 ceiling light, 3 power points, plumbed for washing machine.

- Stairs and landing 2.98m x 4.05m

Attractive solid wood staircase is fully carpeted. There is one fire escape window to the rear of the property on the return to the landing area. One centre light fitting and one power point.

- Bedroom 1 3.57m x 3.38m

Bedroom 1 over-looks the rear of the property and includes carpet floor covering and a fitted wash hand basin. There are double built-in wardrobes, 1 radiator, a centre light fitting and 5 power points.

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- Bedroom 2 2.69m x 2.28m

This spacious single room is fully carpeted and includes one window to the side of the property. It also includes a fitted desk and shelf units, 1 centre light fitting, 1 radiator and 2 power points.

- Bedroom 3 4.31m x 3.68m

A large double room with 1 window over-looking the front of the house. It includes a tile surround fireplace, built-in wardrobe, fitted shelving units, carpet floor covering, 1 radiator, two wall lights and 1 centre light fitting.

- Bedroom 4 3.95m x 3.7m

A bright and attractive double room with feature bay window. This bedroom includes carpet floor covering, 1 radiator, 1 centre light fitting and 3 power points.

- Bedroom 5 4.02m x 2.57m This bedroom has 1 window over-looking the rear of the property and includes linoleum floor covering, 1 centre light fitting, 1 wall light and 6 power points.
 - Main Bathroom 2.64m x 1.6m The main bathroom features full floor and wall tiling, w.c. wash hand basin and floor level shower tray with electric shower – Triton T80Z. The room also includes 1 radiator, 1 centre light fitting and 1 over-sink wall light fitting.
- DETACHED 'GRANNY' FLAT**
- Kitchen/Dining/Living Room 4.81m x 3.03m The property has a detached granny flat. A convenient open plan kitchen / dining / living area complete with fully tiled floor, cast-iron open fireplace, 2 windows and door to rear garden. This room also includes fitted kitchen units, 2 ceiling lights and 10 power points.
 - Bedroom 3.34m x 3.52m A large double bedroom which over-looks the rear garden and includes carpet floor covering, 1 centre light fitting and 6 power points.
 - Shower Room 2.33m x 1.39m The shower room has a fully tiled floor and includes 1 centre light fitting, w.c., wash hand basin and electric shower – Mira Sport.

Features

- Potential Rental income of €53,000 pa from house, granny flat & parking
- Site area extending to 544 sq.m. (5,860 sq.ft.)
- Unaffected by proposed Wilton Road widening project.
- Main House 168.94 sq.m. (1,818.4 sq.ft.) approx. BER E2
- Granny Flat 33.05 sq.m. (355.7 sq.ft.) approx. BER G
- Cobble-lock front driveway
- Many original features to include cornicing, joinery, fireplaces etc
- On the 208 Bus Route
- Detached 'Granny' flat with great potential
- Oil Fired Central Heating

Directions

For directions please use eircode T12F8NT.

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