

5 Kings Terrace, Lower Glanmire Road, Cork City



ERA Downey McCarthy Auctioneers are delighted to offer to the market this most prominent, substantial and centrally located three storey property on Kings Terrace, benefitting enormously from its ideal location adjacent to MacCurtain Street in the heart of the Victorian Quarter of Cork city centre. This property is also immediately adjacent to Kent train station, and both the Penrose Wharf and Horgans Quay Office Developments and new apartments. The property could easily be used as a fine city centre home, an office, or both, depending on the discerning buyers requirements.

Accommodation consists of an entrance lobby or reception room, room 1, a guest w.c, and shower room on the ground floor. At first floor level the property offers two spacious rooms. On the second floor there is a versatile room overlooking the front of the property and a kitchen.

AMV: €350,000

BER F

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 109.66 Sq. M / 1,180 Sq. Ft
- Built c. 1834
- BER F
- The title is a 900 year Leasehold from 25th March 1834
- Original features throughout
- Floored attic ideal for storage
- Fully enclosed maintenance free rear courtyard
- Adjacent to the MacCurtain Street and the vibrant Victorian Quarter
- A short walk to Kent Train Station and Penrose Wharf/Horgans Quay
- Convenient to all essential and recreational amenities
- Close to bars, restaurants, and hotels
- Adjacent to primary and secondary level schools, bus routes

| RECEPTION ROOM

7.25m x 4.07m (23'7" x 13'3")

A solid teak door with frosted glass panelling allows access into the front reception room. This room has carpet flooring, one centre light fitting, access to the electrical board, and a door allowing access to room 1.



| ROOM 1

3.61m x 2.6m (11'8" x 8'5")

This room has one window to the rear of the property, carpet flooring, one centre light fitting, and a built-in unit for storage. A door from here allows access to the rear hallway.



| REAR HALLWAY

1.66m x 1.89m (5'4" x 6'2")

The hallway has access to the staircase. Another second of stairs leads you down to the lower half of the ground floor. The area has one frosted glass door allowing access to the rear courtyard, and access to a w.c, and a shower room.



| W.C

1.05m x 0.82m (3'4" x 2'6")

The w.c has a frosted window overlooking the rear courtyard.

| SHOWER ROOM

1.97m x 1.71m (6'4" x 5'6")

The shower room features a three piece suite including a walk-in shower cubicle incorporating a Triton T80 electric shower, vinyl flooring, wall tiling, one w.c. and a frosted window to the rear, one centre light fitting.



| FIRST FLOOR STAIRS AND LANDING

3.46m x 1.59m (11'3" x 5'2")

The first floor stairs and landing are fitted with carpet flooring throughout. The half landing area has one window to the rear, and the main landing has one centre light fitting, and doors allowing access to both bedrooms.



| ROOM 2

3.32m x 4.3m (10'8" x 14'1")

This spacious room has two windows overlooking the front of the property, flooding the area with extensive natural light. The room has carpet flooring, a feature fireplace with open insert, one centre light fitting. A door from here allows access to room 3.



| ROOM 3

3.79m x 2.6m (12'4" x 8'5")

Accessed via the landing and room 2, this room has carpet flooring, one centre light fitting, and one window to the rear.



| SECOND FLOOR STAIRS AND LANDING

3.5m x 1.6m (11'4" x 5'2")

The second floor stairs and landing have carpet flooring throughout. The half landing area has one window to the rear, and at the top of the landing there is a pull down ladder allowing access to the floored attic. The attic space has a light and is ideal for additional storage.



| LOUNGE

3.53m x 4.47m (11'5" x 14'6")

This versatile room has two windows overlooking the front of the property, flooding the area with extensive natural light. The area has timber flooring, three light fittings, original feature stone wall, and extensive space.



| KITCHEN

3.6m x 2.5m (11'8" x 8'2")

The kitchen features fitted units at eye and floor level, timber flooring, stainless steel sink, oven/hob/extractor fan, one window to the rear, and one centre light fitting.

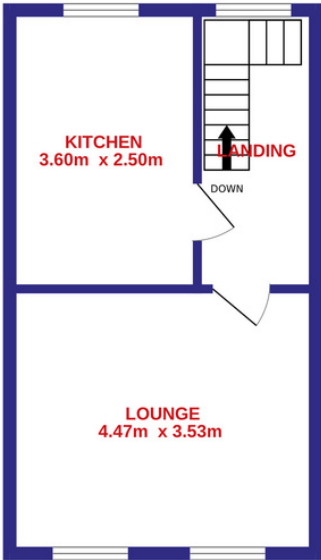
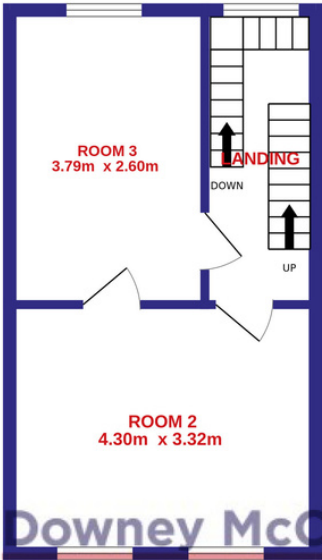
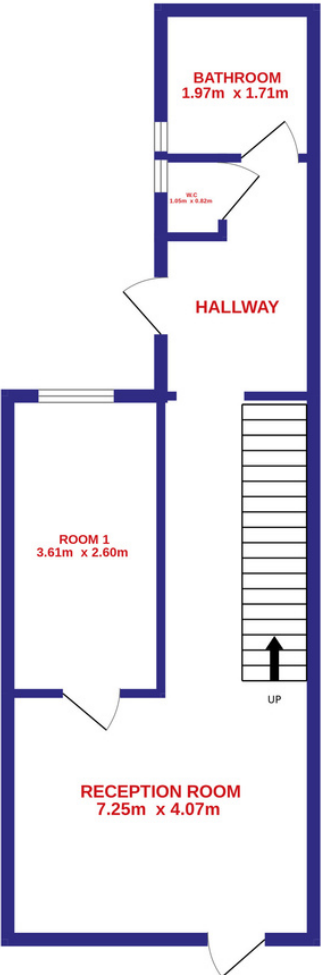


| FLOOR PLAN

GROUND FLOOR

1ST FLOOR

2ND FLOOR



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THE PEOPLE YOU CAN TRUST

| GARDENS AND EXTERIOR

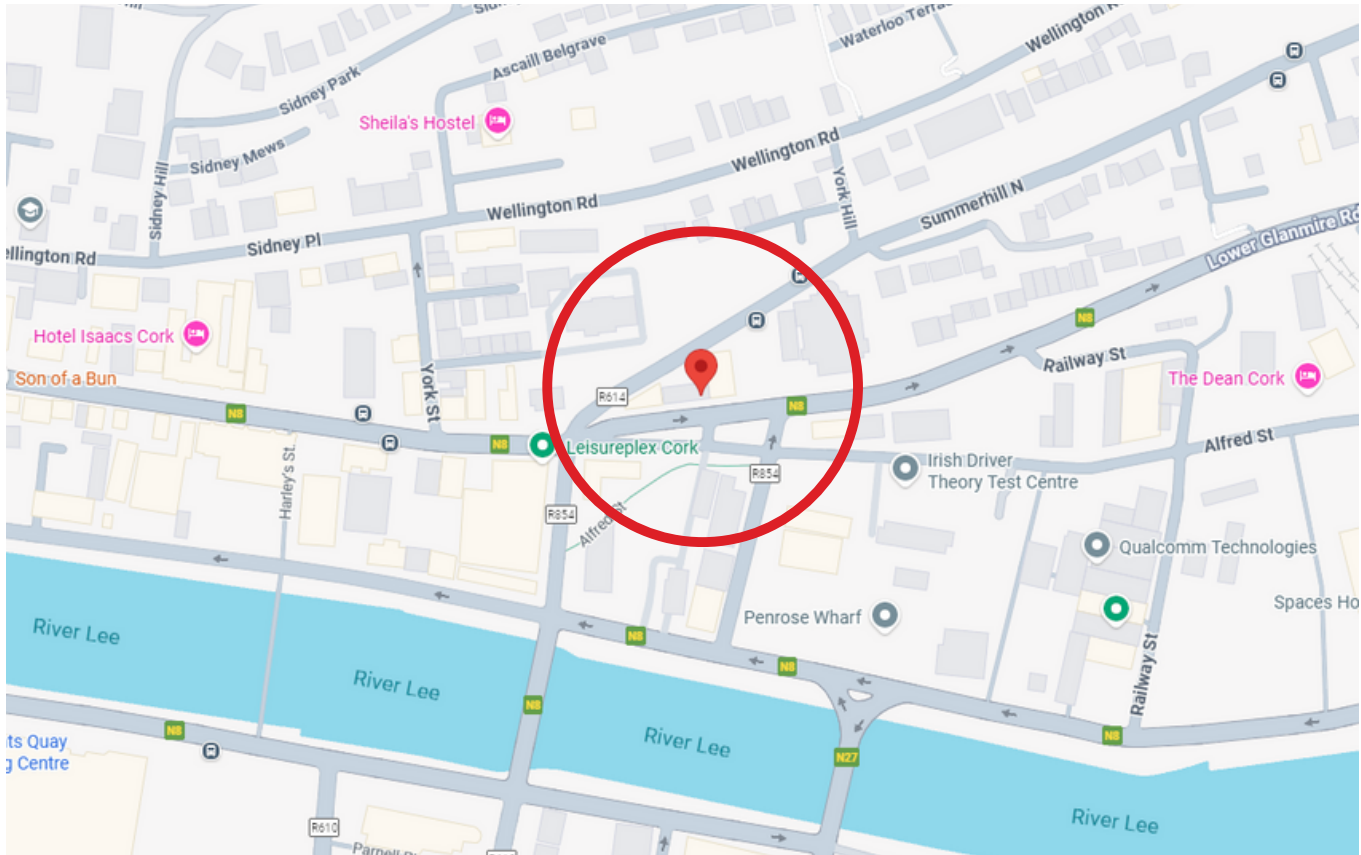


The front of the property is accessed via the main pedestrian footpath.

The rear of the property has a fully enclosed and maintenance free courtyard area.

| DIRECTIONS

Please see Eircode T23 FWT4 for directions.



| ALL ENQUIRIES TO:



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