

## 2 Gordon Terrace, Richmond Hill, Cork



ERA Downey McCarthy are delighted to present to the market this superb six bedroom, three storey terraced property, situated a stone's throw from Cork city centre and offering panoramic views across the city itself from its elevated site. Extensively renovated and modernised, this is a great opportunity for prospective purchasers to acquire a conveniently located and spacious property presented in excellent condition.

Accommodation consists of reception hallway, living room, dining room, kitchen, bedroom and en suite bathroom at ground floor level. The first floor boasts a further two spacious bedrooms and a large, refurbished communal bathroom, while on the second floor there are an additional three bedrooms, a W.C. and a shower room.

**AMV: €595,000**

**BER B2**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Spectacular city centre location
- Rental potential of approx. €5,300 per month
- Approx. 135.75 Sq. M. / 1,461 Sq. Ft. plus built-in storage
- BER B2
- Six bedrooms across three floors
- Recently refurbished and modernised
- New concrete ground floor including radon barrier and insulation
- HVAC ventilation system in first floor bathroom
- Emergency stairwell lighting
- Magnificent elevated site with panoramic views across Cork
- Superb rear garden and elevated decking area
- Fantastic location within walking distance to all amenities
- On street parking with resident's parking permit

## | RECEPTION HALLWAY

7m x 1.26m (22'9" x 4'1")

The spacious and welcoming reception hallway has two light pieces, high quality tile flooring, one wall-mounted radiator and attractive neutral décor.



## | LIVING ROOM

3.67m x 4.44m (12'0" x 14'5")

The main living room has one large window overlooking the front garden, attractive neutral décor, one centre light piece, high quality timber flooring and one wall-mounted radiator.



## | DINING ROOM

3.91m x 2.96m (12'8" x 9'7")

The formal dining room has one window to the rear, high quality tile flooring, one centre light piece, a fitted storage unit and one wall-mounted radiator. There is access to a hot press which is shelved for storage.



## | KITCHEN

5.8m x 2.8m (19'0" x 9'1")

The superb dual aspect kitchen has one large window to the rear, two windows to the side and a door allowing access to same. This is a newly fitted kitchen featuring modern units at eye and floor level with extensive worktop counter and beautiful marble splashback, recessed spot lighting, electric cooker, gas cooker, extractor hood, fridge and freezer, dishwasher and a wall-mounted gas boiler.



## | BEDROOM 6

4.7m x 2.19m (15'4" x 7'1")

Located on the ground floor, this bedroom has one window to the side, one Velux window to the rear, recessed spot lighting, one wall-mounted radiator, carpet flooring and a fitted Sliderobe storage unit. A door allows access to the ensuite.



## | EN SUITE

2.12m x 0.78m (6'9" x 2'5")

The en suite features a three piece suite including a shower cubicle, recessed spot lighting, one extractor fan, floor and wall tiling, one wall-mounted electric fan heater, a storage cabinet and a storage shelf.



## | FIRST FLOOR STAIRS AND LANDING

3.98m x 1.84m (13'0" x 6'0")

The stairs and landing to the first floor has carpet flooring throughout.



## | **BEDROOM 1**

3.86m x 3.04m (12'6" x 9'9")

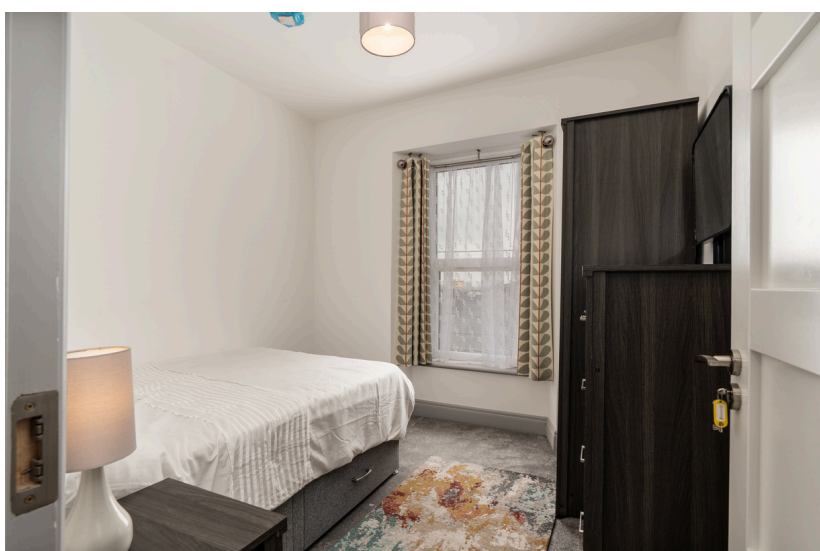
A spacious double bedroom has one window to the front of the property, offering panoramic views. There is one centre light piece, carpet flooring, attractive neutral décor and one wall-mounted radiator.



## | **BEDROOM 2**

2.69m x 2.7m (8'8" x 8'8")

Another double bedroom has one window to the front of the property, one centre light piece, carpet flooring, attractive neutral décor and one wall-mounted radiator.



## | **BATHROOM**

3.95m x 2.77m (12'9" x 9'0")

This spacious bathroom has been fully remodeled to include two private w.c cubicles, two private shower cubicles and two sinks. There is recessed spot lighting, modern tile flooring, attractive neutral décor, storage space, HVAC ventilation system and a frosted window to the rear.



Each of the w.c cubicles has a centre light piece and tile flooring.

Shower Enclosure 1 has floor and wall tiling, quadrant shower and a wash hand basin.

Shower Enclosure 2 has floor and wall tiling, Mira Jump electric shower head, changing area and one centre light piece.



## | SECOND FLOOR STAIRS AND LANDING

Carpeted stairs from the second floor lead to the third storey dormer level.



## | BEDROOM 3

2.58m x 2.88m (8'4" x 9'4")

This bedroom has a large window to the rear, carpet flooring, attractive neutral décor, built-in storage cabinets, one centre light piece and one wall-mounted radiator.



## | **BEDROOM 4**

2.85m x 2.89m (9'3" x 9'4")

This bedroom has one large window to the front which offers uninterrupted, panoramic views across the city. The room features carpet flooring, attractive neutral décor, built-in storage cabinets, one centre light piece and one wall-mounted radiator.



## | **BEDROOM 5**

2.73m x 2.89m (8'9" x 9'4")

This bedroom has one large window to the front offering beautiful views across the city. The room features carpet flooring, attractive neutral décor, built-in storage cabinets, one centre light piece and one wall-mounted radiator.



## | **W.C.**

1.6m x 0.96m (5'2" x 3'1")

This W.C. features a two piece suite, one frosted window to the rear, storage space, modern tile flooring, one centre light piece and one wall-mounted radiator.



## | SHOWER ROOM

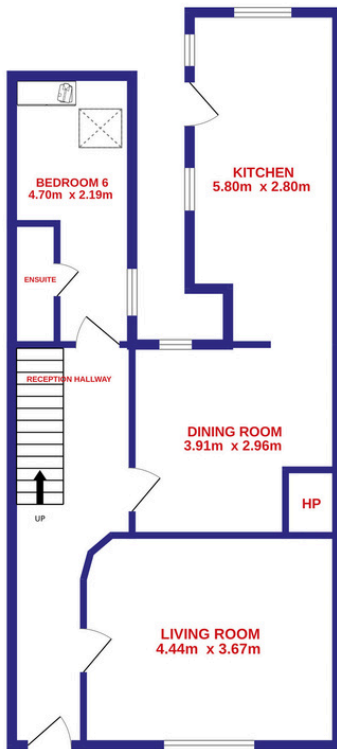
1.6m x 0.82m (5'2" x 2'6")

A separate shower room has been beautifully appointed and features an enclosed shower cubicle, one centre light piece, extractor fan, modern floor and wall tiling and one wall-mounted radiator.

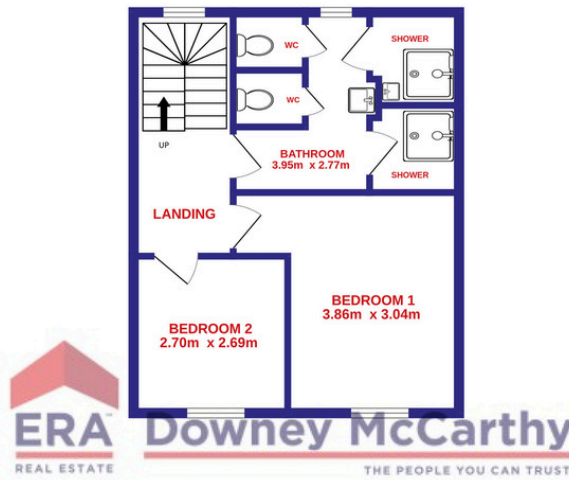


## | FLOOR PLAN

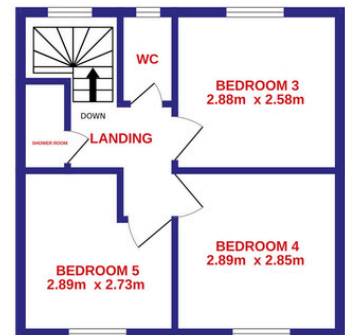
GROUND FLOOR



1ST FLOOR



2ND FLOOR





## | GARDENS AND EXTERIOR



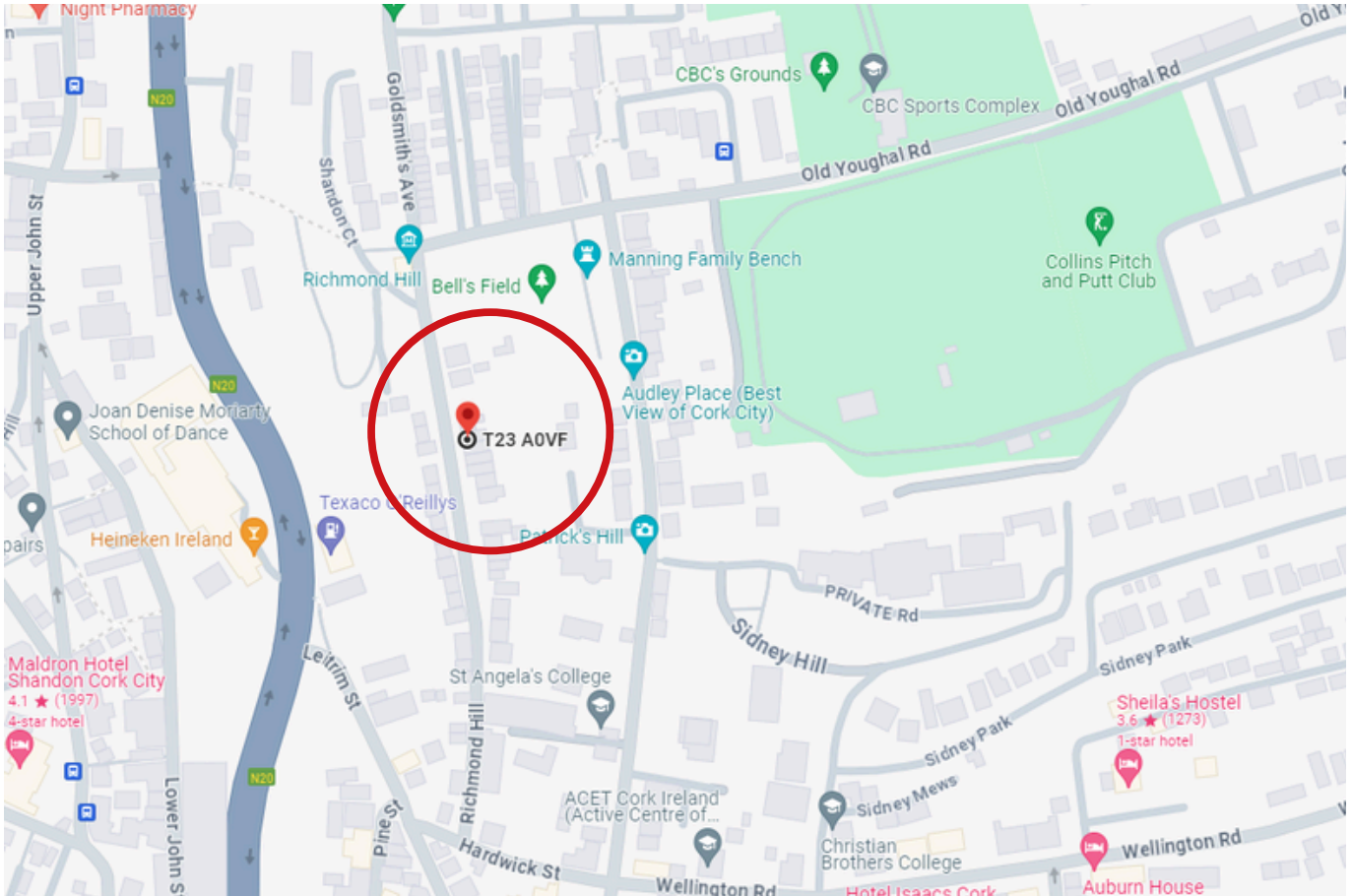
Steps from the public road allow access to an enclosed elevated front yard. The property offers a high level of privacy due to its elevated aspect.

At the rear of the property there is a garden storage room measuring 1.13m x 1.69m.

This property boasts a stunning, newly renovated, rear garden with a low maintenance design. It is laid out in a number of terraces, which take full advantage of the site's gentle gradient falling from east to west. The rearmost part of the garden boasts a well planted rockery, complete with perimeter steps. This area descends to a fully decked entertaining space which in turn descends to a paved garden area with mature border hedging. Finally, the paved garden leads to a beautifully landscaped patio garden which lies immediately to the rear of the house.

## | DIRECTIONS

Please see Eircode T23 A0VF for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

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