

9 Church Street, off Shandon Street, Cork City **BER D1**



ERA Downey McCarthy are delighted to present to the market this unique period property that has been carefully modernised into a magnificent, three storey, six bedroom home that is sure to appeal to all buyers. This townhouse is a very stylish property, with a very clever design and layout that provides a great balance between living and bedroom accommodation.



AMV: €390,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 8.1m x 2.1m
- Hallway 8.5m x 1.0m
- Guest Bathroom 2.6m x 2.1m
- Sitting Room 3.2m x 4.2m

The hallway is extra wide, long and spacious with laminate wooden floor, one centre light piece, wall mounted light fitting, storage space, radiator and a power point. A double glazed window at the end of the hallway provides the area with natural daylight and more storage space is positioned under the stairs.

A long hallway with one window overlooking the front of the property. Features include laminate wood flooring, two light fittings and a solid door allows access into the guest bathroom.

The Guest bathroom has a three piece suite and is tastefully decorated throughout. Features include tile flooring, fully tiled walls and one frosted window overlooking the side of the property with a fitted blind. There is also plumbing for a washing machine and one radiator.

The sitting room has one large window overlooking the front of the property, one centre light piece, built-in shelving for storage, three double power points, laminate flooring and an electric fire.



- Living Room 3.8m x 4.6m

The main living area has laminate flooring, one radiator, one centre light piece, shelving, one radiator, three power points and one thermostat control for the heating. An open archway allows access into the kitchen/dining.



- Kitchen/Dining Room 3.5m x 4.5m

The kitchen is very bright as it benefits from two velux windows plus another window overlooking the rear garden and glass double doors all allowing extensive natural daylight into the area. The kitchen is an extension on to the original house and has built in units in an ivory colour scheme with a wooden splash back and worktop. Other features include an integrated oven, hob and extractor fan, plumbing for the washing machine, dishwasher and a ceramic sink. There is tile flooring, three double power points, one centre light fitting and ample space for a dining table.

- Stairs and First Floor Landing

The wooden staircase is painted and leads up to the first floor landing. A window overlooking the rear of the property provides the area with natural light. The landing has one centre light fitting.

- Bedroom 1 4.3m x 3.9m

This large room has two large windows overlooking the front of the property providing the area with extensive natural light. The room has neutral décor, laminate wood flooring, one centre light piece, ample space for storage units, one radiator, a décor fireplace and one double power point.

- Bedroom 2 4.3m x 4.2m

Two large windows overlook the front of the property and provide the room with natural light. The room laminate wood flooring, one centre light piece, one radiator and two double plug power points.

- Bedroom 3 2.5m x 4.2m

This bedroom to the rear of the property with a window overlooking the rear garden. The bedroom has laminate flooring, two light fittings, one radiator, built-in wardrobe and a double power point.

- First Floor Bathroom 3.5m x 1.3m

This bathroom has a three piece suite including a shower cubicle with a Mira electric shower and one window overlooking the rear of the property. The bathroom has tile flooring, one radiator and one centre light fitting.

- Stairs and Second

A wooden stairs leads to the second floor landing.

Floor Landing

A rear window provides the area with natural light and the landing has two light fittings.

- Bedroom 4 4.3m x 4.0m
- Bedroom 5 4.2m x 3.9m
- Bedroom 6 3.8m x 3.9m
- Second Floor Bathroom 3.6m x 1.3m

This room has a window overlooking the front of the property, centre light fitting, radiator, room for storage, stairs access for the loft, two double power points and laminate flooring.

The fifth bedroom also has one window overlooking the front of the property, radiator, light fitting, laminate flooring and two double power points.

This bedroom has one window overlooking the rear of the property. Features include centre light piece, one radiator, laminate flooring, ample power points, shelving for storage and built-in units.

This bathroom is partially completed with laminate wooden flooring, one velux window overlooking the rear.

Features

- 218 Sq.M / 2347 Sq.Ft
- BER D1
- Original Property dates to 1861
- Very tastefully decorated
- Modern decor scheme
- Wonderful spacious family home
- Potential to convert to three apartments
- Potential for a Guesthouse or Air BnB
- An ideal investment oppwith Apple and UCC within close proximity
- Six Double Bedrooms
- Three Bathrooms
- Two Living Rooms
- Beautiful private courtyard at the rear
- Walking distance to Cork City Centre

Directions

Please see Eircode T23 Y6CX for directions.



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The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith.



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