



Downey McCarthy

...the people you can trust

Arosa, 4 Congress Place, Wilton Road, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this immaculately presented four/five bedroom detached property offering an unrivalled residential location on the Wilton Road, Cork. The property boasts some beautiful original features while offering a modern interior throughout. The property is sure to be of interest to families looking to trade up to a spacious home or to a savvy investor looking for a secure yield.



AMV: €450,000



60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 130 Sq. M. / 1,399 Sq. Ft.
- Built Approx. 1926
- BER D2
- Rental potential of €3,000 p/m
- Potential to extend to the side of the property subject to planning permission
- Gas fired central heating
- Double glazed windows
- Superb modern interior
- Five spacious bedrooms
- Two shower rooms
- Modern fitted kitchen
- Off street parking for 5-6 cars offering a potential income to the occupier
- Spacious and sunny rear garden
- Fantastic location close to CUH, Bons Secour Hospital, Wilton Shopping Centre & UCC
- Close proximity to local amenities including schools, shops, supermarkets, bars, restaurants
- Located adjacent to multiple bus routes
- Easy access to Cork city centre and the South Ring Road Network
- Turn key family home/investment property
- Attached garage

| PORCH

1.4m x 2.84m (4'5" x 9'3")

A sliding door allows access to a porch area which has magnificent terrazzo flooring. A teak door with attractive centre and side panelling allows access to the reception hallway.

| RECEPTION HALLWAY

6.84m x 2.04m (22'4" x 6'6")

The bright and welcoming reception hallway is beautifully presented and boasts attractive original features such as dado rail, skirting rails, door frames and architrave. The area has high quality walnut timber flooring, one large radiator, one centre light piece, one smoke alarm, extensive under stair storage and three power points.



| LIVING ROOM

4.65m x 3.24m (15'2" x 10'6")

The main living room offers a feature bay window to the front of the property which floods the room with natural light. The room has attractive walnut timber flooring, one radiator, one centre light piece, six power points, one television point and an open fireplace.



| LOUNGE/FAMILY ROOM

3.73m x 3.24m (12'2" x 10'6")

A superb, versatile room which could serve a multitude of uses including use as a second living area or sixth bedroom. The room has a beautiful bay window overlooking the front of the property, attractive décor, covings around the ceiling and centre light piece, an attractive original open fireplace, walnut timber flooring, one radiator, six power points and a television point.



| KITCHEN/DINING

3.6m x 3.4m (11'8" x 11'1")

A beautifully presented kitchen/dining area features modern units at eye and floor level in an L-shape and finished in a Prague ivory colour scheme with contrasting worktop counter and tiled splashback. The room has high quality vinyl flooring and one window overlooking the rear of the property.



The kitchen includes a stainless steel sink and drainer unit, plumbing for a washing machine, space for a cooker and an integrated extractor hood. There is a large integrated breakfast bar with seating for four, one radiator, one centre light piece and built-in shelving. An open archway allows access to the utility area.



| UTILITY AREA

1.8m x 1.86m (5'9" x 6'1")

The utility area has a continuation of the floor covering from the kitchen/dining room, built-in storage space and worktop counter. The area has plumbing for a washing machine, four power points, one centre light piece, one window to the side of the property and a PVC door with glass panelling allows access to the rear garden.

| OFFICE/STUDY/BEDROOM 5

2.67m x 2.92m (8'7" x 9'5")

This room has one window to the rear of the property, walnut timber flooring, one centre light piece, one radiator and two power points.



| STAIRS AND LANDING

3.96m x 3.75m (12'9" x 12'3")

A magnificent staircase allows access to the first floor landing which has walnut timber flooring. There is one centre light piece, one smoke alarm and a large window to the rear of the property floods the area with natural light.

| BEDROOM 1

4.5m x 3.21m (14'7" x 10'5")

Located at the front of the property, this double bedroom has a superb feature bay window including a curtain rail and curtains. The room is beautifully maintained with walnut timber flooring and attractive dado rails. Other features include one centre light piece, six power points and one radiator.



| BEDROOM 2

4.5m x 3.24m (14'7" x 10'6")

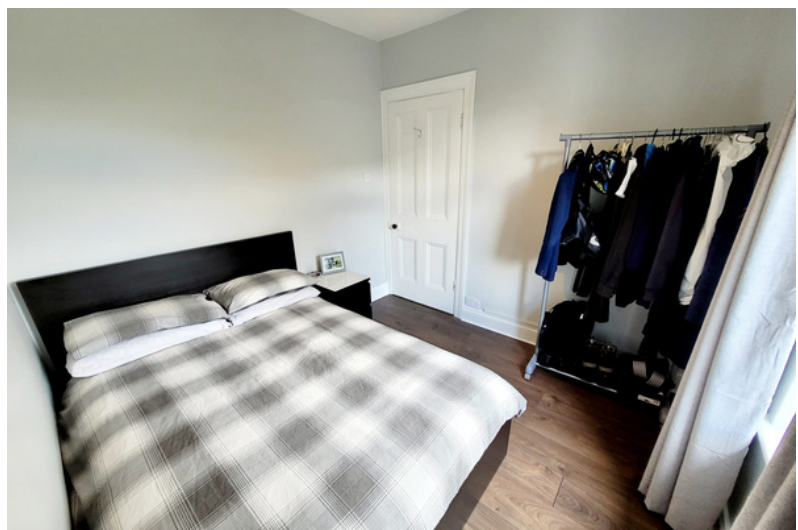
This spacious double bedroom has a feature bay window to the front of the property offering panoramic views over Cork city and includes a curtain rail and curtains. The room has attractive décor, walnut timber flooring, covings surrounding the ceiling, one centre light piece, one radiator and six power points.



| BEDROOM 3

2.87m x 2.94m (9'4" x 9'6")

A spacious double bedroom has one window to the rear of the property including a curtain rail and curtains, walnut timber flooring, attractive décor, one centre light piece, one radiator and two power points.



| BEDROOM 4

3.36m x 1.9m (11'0" x 6'2")

This single room has one window to the front of the property, laminate timber flooring, one radiator, one centre light piece and five power points.



| SHOWER ROOM 1

1.78m x 1.3m (5'8" x 4'2")

This room features a three piece suite including a Triton T90sr electric shower, vinyl floor covering and wall tiling. One window faces the rear of the property and there is one centre light piece, one extractor fan and one wall-mounted heater.

| SHOWER ROOM 2

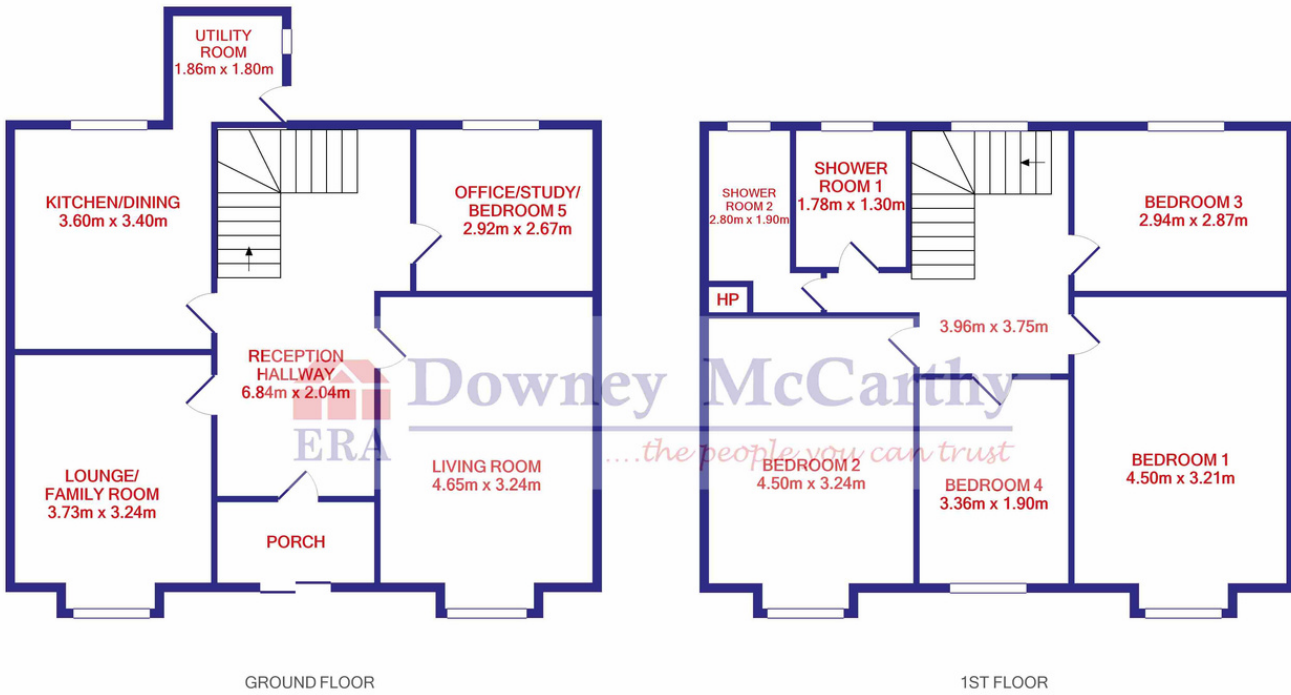
2.8m x 1.9m (9'1" x 6'2")

A spacious double bedroom has one window to the rear of the property including a curtain rail and curtains, walnut timber flooring, attractive décor, one centre light piece, one radiator and two power points.

| GARAGE

Located to the side of the property, this attached garage offers additional storage space.

| FLOOR PLAN



TOTAL APPROX. FLOOR AREA 130.0 SQ.M. (1399 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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| DIRECTIONS

Please see Eircode T12 F8P5 for directions.



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