

**8 St. Luke's Place, Summerhill North, Cork**

A delightful 4 bedroom townhouse in this fantastic location adjacent to St Luke's Cross. An up and coming area, St Luke's boasts a delightful café, wine bar, pub, artisan grocers and butchers and is of course within walking distance to the city centre.

No.8 St Luke's Place is a much-loved family home with great character and in very good order throughout.

Accommodation comprises a lounge, kitchen cum dining room, utility room, three/four bedrooms and two bathrooms. The private yard to the front provides a lovely outdoor space to sit out.

**4 BED TOWNHOUSE****118.50 m2 (1,274 ft2)****Agent: Suzanne Tyrrell**  
**Phone: 086 607 9200****Viewings Strictly By Appointment With Sole Agency**

## Accommodation

### Entrance Hallway

with ceiling coving and hardwood flooring.

### Lounge

4.2 x 2.6

With open fire and hardwood flooring.

### Inner Hall

With under stairs storage

### Dining area

3.22 x 2.62

Open through to kitchen with wood flooring

### Kitchen

3.87 x 2.75

Tiled floor, with floor and eye level fitted units, large overhead skylight, double oven, electric hob, plumbed for dishwasher. Glazed back door to rear yard and utility room.

### Utility

2.28 x 1.46

Plumbed for washing machine and dryer.

### First Floor

#### Bedroom 1

4.11 x 3.03

With polished hardwood flooring.

#### Shower Room

Partly tiled walls with WC wash hand basin, bath and electric shower.

#### Bedroom 2

3.73 x 3.45

Presently in use as an office and dressing room with wood flooring.

### Second Floor

#### Bathroom

3.2 x 2.7 (max measurement)

With WC wash hand basin, bath and shower. Partly tiled walls and hot-press.

#### Bedroom 3

3.58 x 2.20

With wood flooring and built-in robe units

#### Bedroom 4

4.46 x 1.81

With carpet floor covering and built-in robe units

## Features

- ◇ Gas fired central heating
- ◇ PVC double glazed windows
- ◇ In very good condition throughout
- ◇ Yard to front



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