

## 43 Elmwood, Richmond Hill, Cork City



Garry O'Donnell of ERA Downey McCarthy is delighted to present to the market this charming, extended two bedroom terrace property within a stones' throw of Cork city centre. The property offers breath taking panoramic views across Cork city from its elevated site and is within a five minute walk from the vibrant regenerated MacCurtain Street area offering a host of bars, restaurants and entertainment venues.



**AMV: €250,000**



**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Spectacular city centre location within 5 minute walk from St. Patrick's Street and MacCurtain Street
- Stunning city views
- Approx. 67 Sq. M / 722 Sq. Ft.
- Built in 1900
- BER F
- Electric heating
- Two bedrooms
- Mezzanine area over main bedroom
- Superb rear garden
- Fantastic location within walking distance to all amenities
- On street parking with resident's parking permit
- Rental potential of €1,700 p/m

## | RECEPTION HALLWAY

3.25m x 1.2m (10'6" x 3'9")

A PVC with stain glass centre panelling allows access to the reception hallway. The area has carpet flooring, one centre light piece, two telephone points, two power points and an electric radiator.

## | LIVING ROOM

2.8m x 3m (9'1" x 9'8")

A superb main living room has a window to the front of the property offering panoramic views over Cork city. The room has timber flooring, an open fireplace, coving around the ceiling, one centre light piece, one electric radiator and six power points.





## | LOUNGE

2.4m x 4.45m (7'8" x 14'5")

The lounge area has carpet flooring, one centre light piece, two wall-mounted light pieces, attractive timber panelled ceiling, an open fireplace, built-in storage and under stair storage. There are six power points and one television point. An open arch finished with yellow brick allows access to an extended kitchen/dining area.



## | KITCHEN/DINING

2.36m x 4.6m (7'7" x 15'0")

The kitchen/dining area is finished with Chinese slate tile flooring throughout. The dining area has one centre light piece, one radiator, a feature stone wall and two power points. The kitchen offers fitted units at eye and floor level which have been hand painted in an attractive duck egg blue colour scheme, extensive worktop counter space and a tile splashback. The kitchen has a bespoke breakfast counter with integrated storage built in an attractive brick. There is a stainless steel sink, an integrated hob, space for a cooker, space for a fridge freezer, timber panelled walls and six power points.

A door from the kitchen/dining area allows access to a bathroom/utility area.



## | BATHROOM/UTILITY AREA

1.6m x 2.26m (5'2" x 7'4")

This area features a four piece suite including a bath incorporating a Mira Elite QT electric shower. The room has tiling throughout, one extractor fan, one centre light piece, a hot press area shelved for storage, a wall-mounted heater and plumbing for a washing machine.



## | REAR HALLWAY

1.57m x 1.13m (5'1" x 3'7")

A feature half and half door off the dining area allows access to the rear hallway. This area has Chinese slate tile flooring and a PVC door with glass panelling allowing access to the rear yard.

## | WC

1.57m x 0.82m (5'1" x 2'6")

Located off the rear hallway, the w.c has a toilet, one window and one centre light piece.

## | STAIRS AND LANDING

2.4m x 1.7m (7'8" x 5'5")

The stairs and landing are fitted with carpet flooring. At the half landing there is one window to the rear with a curtain rail and curtains.



## | **BEDROOM 1**

2.9m x 4.23m (9'5" x 13'8")

A superb main bedroom has two windows to the front of the property offering picturesque views over Cork city and county including the famous Shandon Bells, the North Cathedral and St. Finbarr's Cathedral. The room has solid timber flooring which has been hand painted, a vaulted ceiling with timber panelling, one electric radiator, four power points and a Stira staircase allows access to a mezzanine area.



## | **MEZZANINE**

2.7m x 4.23m (8'8" x 13'8")

This area could be used as a home office if required. The area has timber flooring and one centre light piece.



## | **BEDROOM 2**

2.4m x 2.66m (7'8" x 8'7")

A spacious double bedroom has one window to the rear of the property. The room has solid timber flooring which has been hand painted, timber panelled ceiling, four power points and one centre light piece.





## | GARDENS AND EXTERIOR



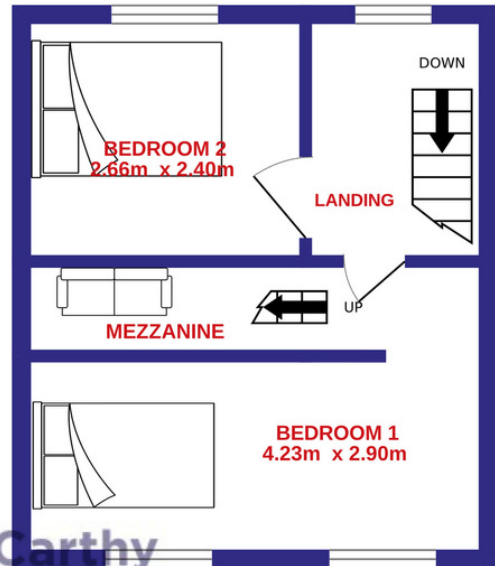
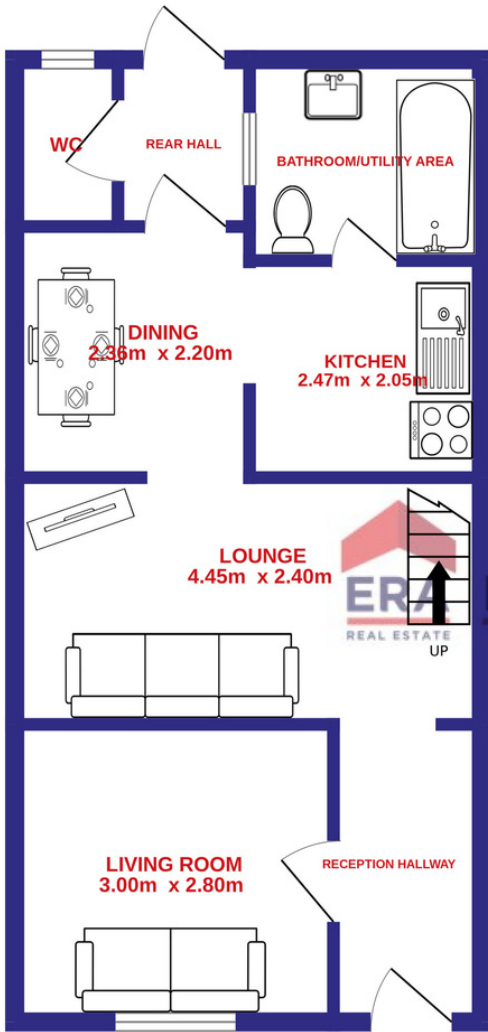
Steps from the main road allow access to an enclosed elevated front yard. This area has maintenance free patio slabs and mature shrubs and plants throughout. The property offers a high level of privacy due to its elevated setting.

The rear of the property has a superb outdoor patio area located off the rear hallway. Steps from here allow access to an elevated garden area which is partially laid to lawn. There are magnificent views over Cork city from the rear garden.

# FLOOR PLAN

GROUND FLOOR

1ST FLOOR



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TOTAL FLOOR AREA : 67.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 T23 W2RK for directions.



## | ALL ENQUIRIES TO:

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