

## 4 St. James Place, St Lukes, Cork City



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this recently refurbished and attractively presented three bedroom townhouse, superbly located in the heart of St Luke's. The recent refurbishment extended beyond interior finishes, with particular emphasis placed on creating a sustainable and energy efficient home, allowing its new owners to enjoy a warm, comfortable and cost effective living environment without compromising on style or convenience.

Located just minutes from St Luke's Cross, with its renowned cafés, bars, live entertainment venues and local amenities, and within easy walking distance of Cork city centre, this superb home enjoys one of the city's most desirable residential addresses.

Accommodation briefly consists of a reception hallway, living room, extended kitchen/dining area and main bathroom on the ground floor. Upstairs, the property offers three spacious bedrooms and a guest W.C.

**AMV: €375,000**

**BER B3**

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**60 South Mall, Cork.**

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**PSRA No. 002584**

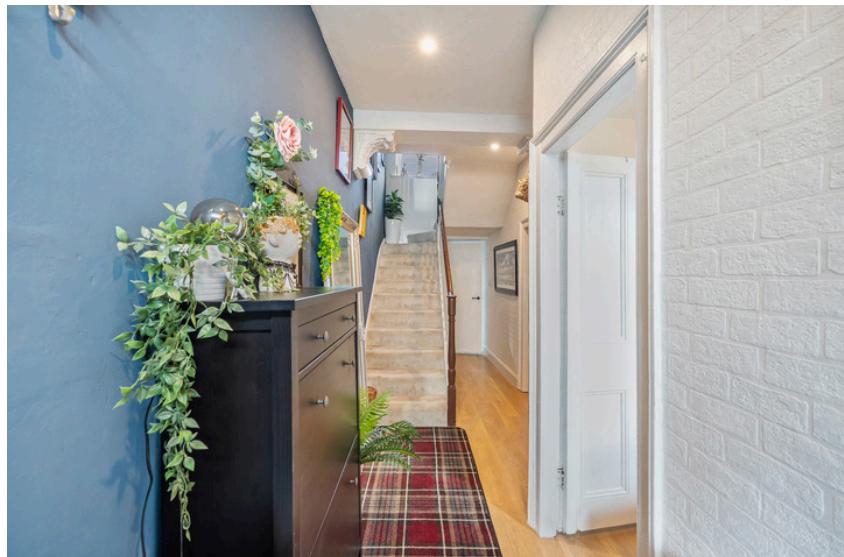
## | FEATURES

- Recently refurbished three bedroom townhouse
- BER B3 - Qualifying the property for Green Mortgage Interest Rates
- Separate front garden space with a south facing aspect
- Re-wired & re-plumbed with an Aquabox for increased water pressure
- Approx. 79 Sq. M. / 850 Sq. Ft.
- Modern fitted kitchen
- Superbly appointed bathroom
- New double & triple glazed windows
- Luxury fitted carpet to first floor
- Superb location in the heart of St. Luke's convenient to all essential and recreational amenities
- 10 minutes' walk to Cork city centre and located on the 207 & 208 bus route

## | RECEPTION HALLWAY

6.85m x 1.75m (22'4" x 5'7")

A composite door with glass centre panelling allows access to the main reception hallway. The hallway features attractive décor with high quality laminate timber flooring throughout, and period correct high ceilings. The area has feature covings, recessed spot lighting, extensive smart under stair storage, one radiator, and two power points.



## | LIVING ROOM

3.23m x 4.03m (10'5" x 13'2")

The superb main living room has one window to the front of the property including plantation shutters, a curtain rail, and curtains. The room has high quality laminate timber flooring, attractive décor, and bespoke timber panelling surrounds an electric fireplace. There is one centre light piece, and wall-mounted shelving.



## | EXTENDED KITCHEN/DINING

5.28m x 3.44m (17'3" x 11'2")

The kitchen area features impressive high gloss fitted units in a U-shape with extensive storage, strip lighting, and generous breakfast counter. The kitchen includes an integrated oven/hob/extractor fan, fridge freezer, microwave and plumbing for a washing machine. There is a large Velux window to the rear of the property flooding the area with natural light, recessed spot lighting, laminate timber flooring, and ten power points.



The dining space has a continuation of the laminate timber flooring, one radiator, one centre light piece and four power points.



## | BATHROOM

1.76m x 2.42m (5'7" x 7'9")

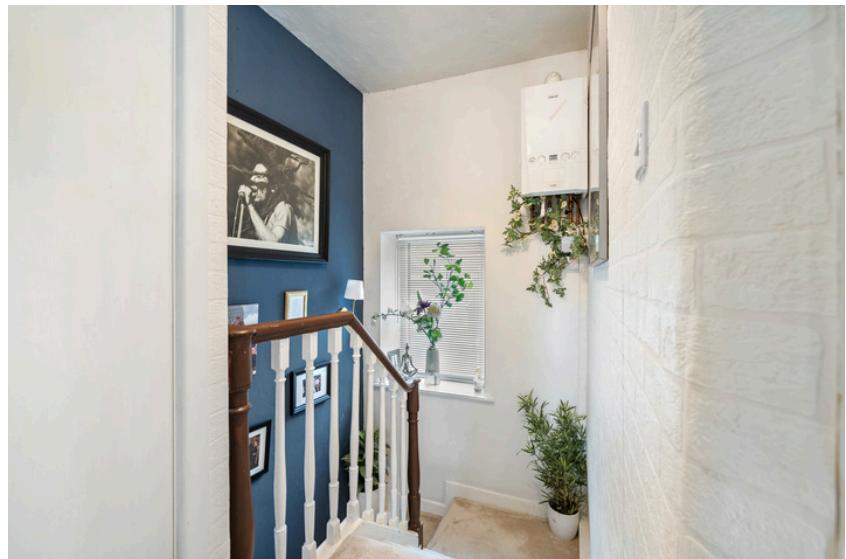
The superbly appointed modern bathroom features a four piece suite including a generous walk-in corner shower area and bath. There is one Velux window to the rear of the property with an integrated blind, recessed spot lighting and modern tiling. The room is finished with an extractor fan, a feature vertical radiator and a wall-mounted mirror with integrated storage.



## | STAIRS AND LANDING

1.97m x 1.74m (6'4" x 5'7")

The stairs and landing are fitted with carpet flooring throughout. At the half landing there is one window to the rear of the property with a Venetian blind. The landing area has one centre light piece, a thermostat control for the heating, and access to the guest w.c.



## | GUEST W.C

1.03m x 1m (3'3" x 3'2")

The guest w.c features a two piece suite with tile flooring, one centre light piece, one extractor fan, and wall-mounted shelving.



## | BEDROOM 1

3.31m x 3.1m (10'8" x 10'1")

A superb double bedroom has one window to the front of the property, including plantation shutters, a curtain rail, and curtains. The room has high quality carpet flooring, impressive built-in units from floor to ceiling, one centre light piece, one smoke alarm, one radiator, and six power points.



## | BEDROOM 2

2.86m x 3.47m (9'3" x 11'3")

A generous sized double bedroom has one window to the rear of the property, high quality carpet flooring and attractive décor with a feature wallpapered wall. The room has one centre light piece, one large radiator, and six power points.



## | BEDROOM 3

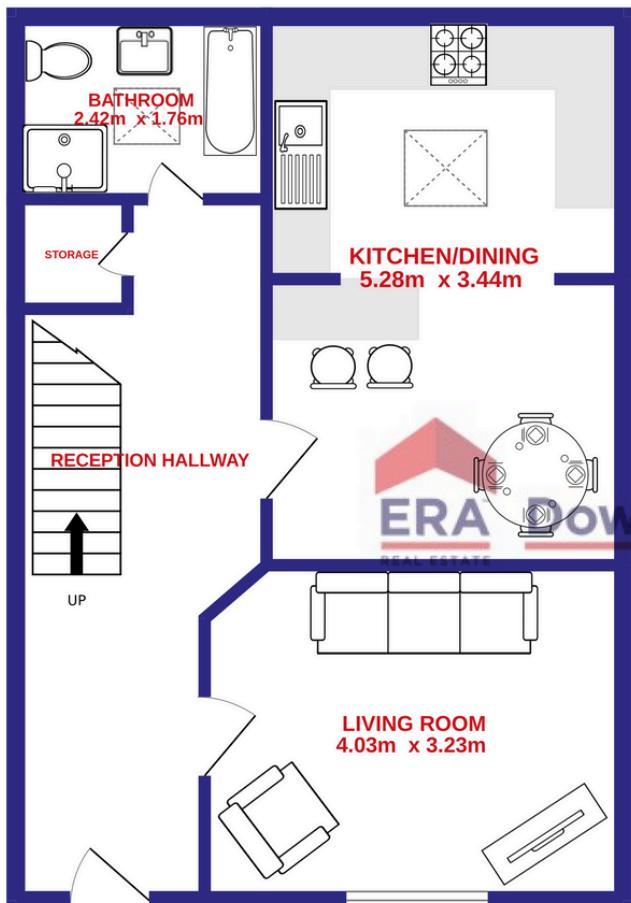
3.12m x 2.4m (10'2" x 7'8")

This spacious single bedroom has one window to the front of the property with a bespoke window seat. The room offers plantation shutters, a curtain rail, and curtains, high quality carpet flooring, attractive décor, one large radiator, one centre light piece, and wall-mounted shelving.

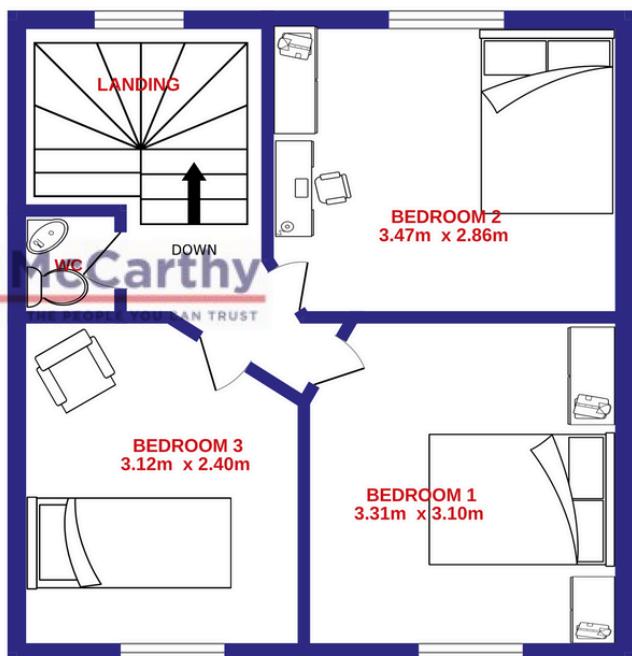


## | FLOOR PLAN

GROUND FLOOR



1ST FLOOR



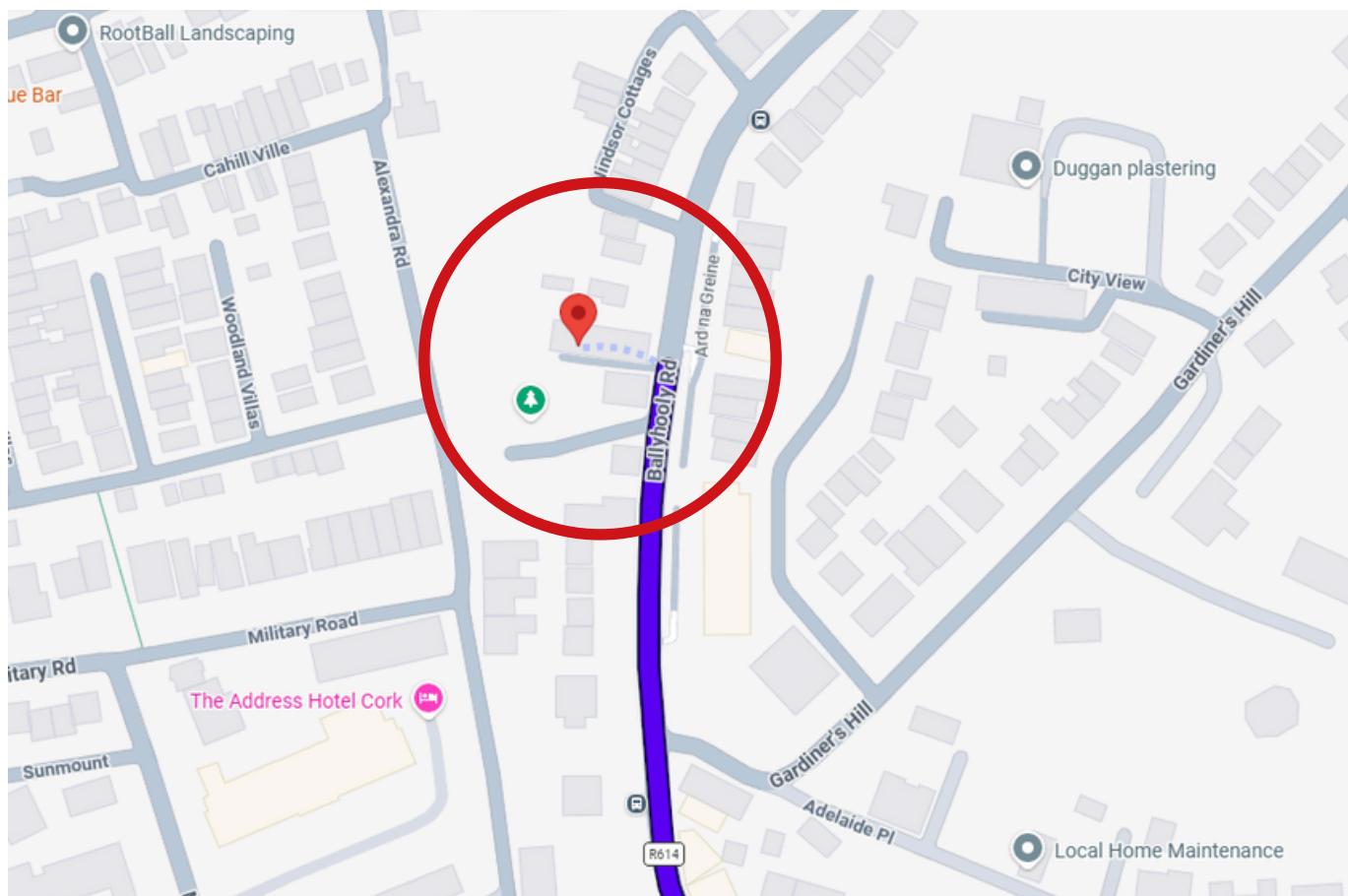
## | GARDENS AND EXTERIOR



The front of the property features a maintenance free façade of plaster finish. Included as part of the sale is a separate raised front garden space overlooking St. Luke's community gardens benefitting from a sunny south facing aspect.

## | DIRECTIONS

Please see Eircode T23 V0NK for directions.



## | ALL ENQUIRIES TO:

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