

Cnoc Muire, 11 Landscape Park, Pouladuff, Cork. 



ERA Downey McCarthy are delighted to present this property which is essentially a site with potential to build a new house subject to planning permission. Ideally located just off the Pouladuff Road and within close proximity to Glasheen, The Lough and UCC, Landscape Park is a very popular, quiet cul de sac, residential location, only a 10 minute commute to the city centre. The house is presently in shell condition and requires complete refurbishment.



AMV €180,000

PSRA Licence No. 002584

Accommodation

- | | | |
|---------------------|---------------|---|
| • Reception Hallway | 4.46m x 1.35m | An open porch with a solid teak door leads into the hallway. The hallway has a good high ceiling, phone line, ESB meter, control board and a tile floor. Solid doors lead to all rooms. |
| • Living Room | 4.23m x 3.47m | The living room has a dual aspect with one window overlooking the front of the other and another overlooking the side. Features include plumbing for a sink, an open fire, a radiator, power points, one centre light fitting and a wooden floor. |
| • Lounge | 4.25m x 3.48m | Another dual aspect room with one window to the front and another window to the side. Features include an open fireplace, four power points, one centre light fitting, one radiator and a wooden floor. |
| • Bedroom 1 | 4.25m x 3.05m | This room has one window to the side, one open fireplace, solid wooden floor, one radiator and a centre light fitting. |
| • Kitchen | 5.81m x 3.05m | The kitchen has a dual aspect with one window to the side and another to the rear, an open fireplace, tile floor, one radiator and one centre light piece. |
| • Rear Hallway | 2.3m x 1.64m | The hallway has one light fitting and glass panel doors lead to the bathroom and another bedroom. |
| • Bathroom | 2.52m x 1.83m | The main bathroom has one W.C, one wash hand basin, fitted Triton electric shower, one window and tile floor and tiled walls. |
| • Bedroom 2 | 3.93m x 3.17m | A flat roof extension to the main house with one window overlooking the side of the site. The room has no floor at present, no power, no heating etc. |

Features

- Existing dwelling house measures 87.12 m² / 938 ft² approx.
- Site size 0.11 acre approx
- Ideal site for a new build
- Within close proximity to the Lough, UCC and Cork city centre
- Excellent refurbishment project
- Great Location
- Opportunity to build a new A rated house on site

Directions

Please see eircode T12 N7P3 for directions.



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