

19 DYKE PARADE, CORK CITY. T12 F9H3



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- > A fantastic opportunity to acquire a substantial three storey plus attic period property with a due south rear aspect in the heart of Cork City Centre in this established location.
- > The property incorporates many attractive original period features with exceptional floor to ceiling height and is located on the door step of the Presentation Brothers College and immediately adjacent to the Tyndall National Institute, the Mercy Hospital & UCC.
- > Accommodation is light filled and well laid out with well-proportioned rooms.
- > The offering provides scope for a new purchaser to completely redevelop the property in to a multi-let residential/ mixed use investment (SPP).
- > This substantial property extends to some 5,600 sq.ft approx. with a central courtyard.
- > The property is listed on the Record of Protected Structures: **Ref. No PS594**

Viewings Strictly By Appointment With Sole Agency

FOR SALE BY PRIVATE TREATY

Location

This is a highly sought after location on Dyke Parade immediately opposite Presentation Brothers College and one of the largest training hospitals in the city - The Mercy Hospital. Located within a few minutes walk of the Tyndall National Institute, Cork city centre, and UCC in addition to The River Lee Hotel, the Mardyke, Fitzgerald's Park and Sundays Well.

Description

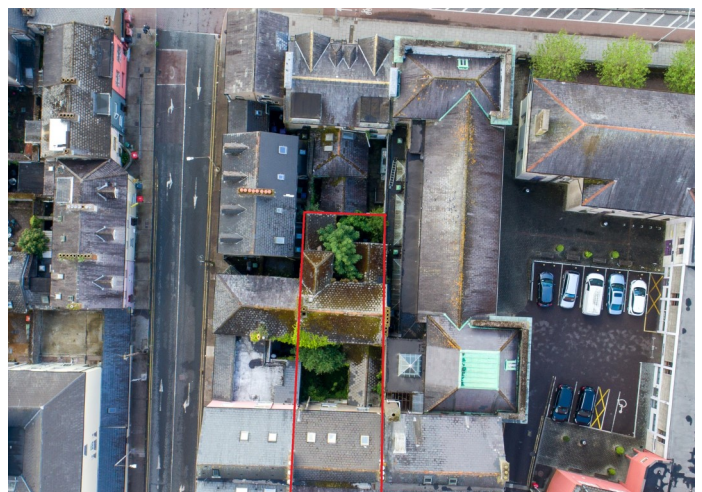
The property is currently vacant and was previously in use by SHARE as residential accommodation with potential for a wide variety of alternative uses to include educational, residential or guesthouse, subject to planning permission. The property may also suit conversion to a stylish and imposing single period home.

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Accommodation

Floor	Sq. M Approx.	Sq. Ft Approx.
Lower Ground Floor	65.4	704
Ground Floor	141.8	1,526
First Floor	123.4	1,328
Second Floor	124.8	1,343
Third Floor/ Attic	65.4	704
Total Area**	520.8	5,605

***All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence.*



Solicitor: Ms Anne-Marie Linehan of J.W. O'Donovan Solicitors
53 South Mall, Cork. **P** 021-7300200

Viewing:

Strictly by prior appointment with;

Rob Coughlan

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