

**For Sale by Private Treaty**

**16 North Mall, Cork T23 XH64**



**TERRACED HOUSE**

**4 BED - 3 BATH  
161 sqm (1,733 sqft)**



**Agent: Suzanne Tyrrell  
Phone: 086 607 9200**

An imposing mid terrace, 4 bed townhouse overlooking the River Lee on Cork City Centre's North Mall.

Built c.1820's, 16 North Mall is a wonderful home full of charm, with ample well laid out accommodation. The property has the added benefit of a surprising terrace area at 2<sup>nd</sup> floor which enjoys good sunshine because of its elevation.

As houses of this era demand, the property has been well maintained and upgraded over the years. The properties BER rating of a C3 is thanks to new sash windows and a modern gas boiler.

Accommodation briefly comprises, entrance hall, lounge room open through to further reception room currently in use as a home office. Kitchen cum dining room with opening to enclosed rear yard. First floor has two bedrooms (1 ensuite) and a large bathroom on the return. The second floor has two further bedroom (1 ensuite) and the opening to the raised terrace off the return of the stairs.

**Viewings Strictly By Appointment**

## Accommodation

### Ground Floor

#### Entrance Hallway

Original tiled floor. Picture rail & Dado rail.

#### Under Stairs Storage Cupboard

#### Lounge Room 4.20m x 3.50m

Polished timber flooring with fireplace. Ceiling rose, picture rail and open through to further reception room.

#### Living Room 5.20m x 2.30m

Open from lounge room but with door from entrance hall also. Shelving nook

#### Kitchen/Dining 5.00m x 3.70m

Polished flagstone flooring and feature exposed brick walls. . Fitted eye and floor level units with tiled worktop, Belfast sink & Gas cooker. Timber half door to enclosed rear yard.

Entrance lobby to kitchen with **utility/pantry** off. Plumbed for washing machine. Shelved for storage.

### First Floor Return

Large **bathroom** with freestanding roll top bath, separate corner shower, WC & wash hand basin. Walk in hot press, shelved for storage.

### First Floor

#### Master Bedroom 5.00m x 3.00m

Polished timber flooring (fire replaced with shelving nook)

#### En Suite 1.60m x 2.20m

Tiled with shower, WC & wash hand basin.

#### Bedroom 2 3.70m x 2.30m

Double room with carpet flooring.

### Second Floor

#### Bedroom 3 4.30m x 4.40m

Large double room with carpet flooring.

#### En Suite 1.20m x 2.10m

Tiled with shower, WC & wash hand basin.

#### Bedroom 4 3.70m x 2.30m

Double room with carpet flooring and vaulted ceiling.

### Features

- > Gas central heating.
- > PVC Windows (with Sash windows to the front).
- > Rear enclosed yard along with 2nd floor terrace/deck area
- > Street parking with resident permit.

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