

11 Firgrove Gardens, Bishopstown, Cork



ERA Downey McCarthy Auctioneers are thrilled to present to the market this substantial and most spacious 5 bedroom property, situated in a much sought after and mature location in Bishopstown, Cork. While in need of modernisation, this extended property presents a superb opportunity for purchasers to develop their dream home in an unrivalled Cork suburb.



AMV: €425,000

BER E1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 164.88 Sq. M. / 1,775 Sq. Ft.
- Built in 1960 approx.
- BER E2, with the potential to go to an A2 if you follow the recommendations in the Advisory Report
- Double glazed teak windows
- Natural gas central heating
- Five bedrooms
- In need of some modernisation
- Superb potential/ blank canvas
- Spacious rear garden which is fully enclosed
- Underpinned and certified only 5 years ago approx.
- Private off street parking
- Much sought-after mature location
- Walking distance to CUH & CUMH
- Close to all amenities including schools and Wilton shopping centre
- Ideal family home

| RECEPTION HALLWAY

4.29m x 2.6m (14'0" x 8'5")

A solid teak door with centre glass panelling allows access to the main reception hallway. This spacious, extra wide hallway features one radiator, under stair storage, access to a cloak room and solid doors to all rooms.



| CLOAK ROOM

1.33m x 1.27m (4'3" x 4'1")

The cloak room has one window to the front of the property, one centre light piece, carpet flooring and storage space.

| LIVING ROOM

3.8m x 4.19m (12'4" x 13'7")

This spacious living area has one large window to the front of the property, allowing extensive natural light to fill the room. Other features include original wooden flooring, beautiful original feature fireplace, one centre light piece and two wall-mounted light pieces.



| FAMILY/DINING ROOM

4.1m x 4.19m (13'4" x 13'7")

This lovely room has one window to the rear, timber flooring, radiator, a built-in storage unit with display, storage heater and an original feature fireplace.



| KITCHEN

4.04m x 3.44m (13'2" x 11'2")

The kitchen features solid fitted units at floor level, a stainless steel sink, space for an oven, storage heating, one radiator, two light pieces. The room has one window, lino flooring and a door allowing access to the utility room.



| UTILITY ROOM

2.95m x 2.57m (9'6" x 8'4")

The utility room has one window to the side of the property and a door to the rear, tile flooring and plumbing for a washing machine. A door allows access to the guest w.c and the gas boiler is also housed within this room.

| GUEST W.C

0.85m x 1.44m (2'7" x 4'7")

The guest loo has one wc, tile flooring, one frosted window to the rear.



| PLAYROOM/HOME OFFICE

5.33m x 2.54m (17'4" x 8'3")

This room has potential for a number of different uses. It is dual aspect with one window to the front of the property and one window to the rear. The room features two light pieces, two radiators, a storage press, carpet flooring and a fuse board.



| STAIRS AND LANDING

3.47m x 6.03m (11'3" x 19'7")

The stairs and landing features carpet flooring throughout, at the top of the landing there are two windows, one centre light piece and additional steps leading to all rooms.



| BEDROOM 1

3.79m x 4.18m (12'4" x 13'7")

This spacious double bedroom has one large window overlooking the front of the property, carpet flooring, one radiator, one centre light piece, power points and a fitted sink.



| BEDROOM 2

4.09m x 3.16m (13'4" x 10'3")

This double bedroom has one window to the rear of the property, original wooden flooring, radiator, centre light piece, power points and a fitted sink.



| **BEDROOM 3**

2.39m x 3.59m (7'8" x 11'7")

This double bedroom has one window to the front of the property, original wooden flooring, radiator and centre light piece.



| **BEDROOM 4**

2.68m x 2.88m (8'7" x 9'4")

This single bedroom has one window to the rear of the property, original wooden flooring, radiator and centre light piece.



| **BEDROOM 5**

4.07m x 2.48m (13'3" x 8'1")

This bedroom has one window overlooking the rear of the property, lino flooring, radiator, built-in wardrobe unit, storage heater, fitted sink, two wall-mounted light pieces and one centre light piece.



| UPSTAIRS W.C

1.78m x 0.82m (5'8" x 2'6")

The upstairs w.c. has one window to the front, tile flooring and one centre light piece.



| MAIN BATHROOM

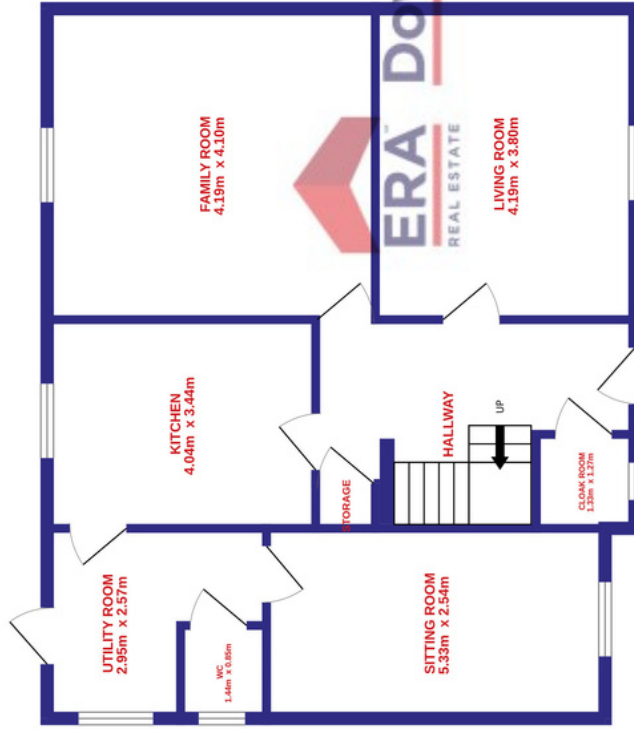
2.68m x 1.64m (8'7" x 5'3")

The main bathroom has one frosted window to the rear, wash hand basin, shower and bath, centre light piece, floor and wall tiling, wall-mounted light piece and a radiator.

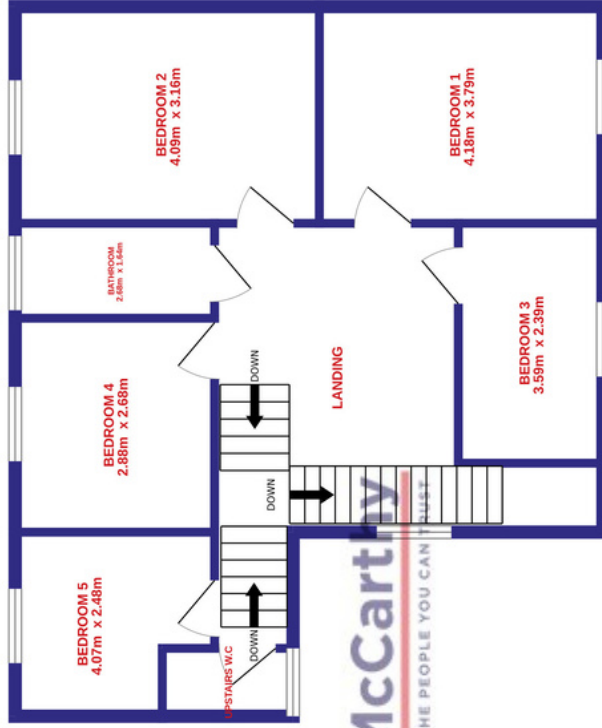


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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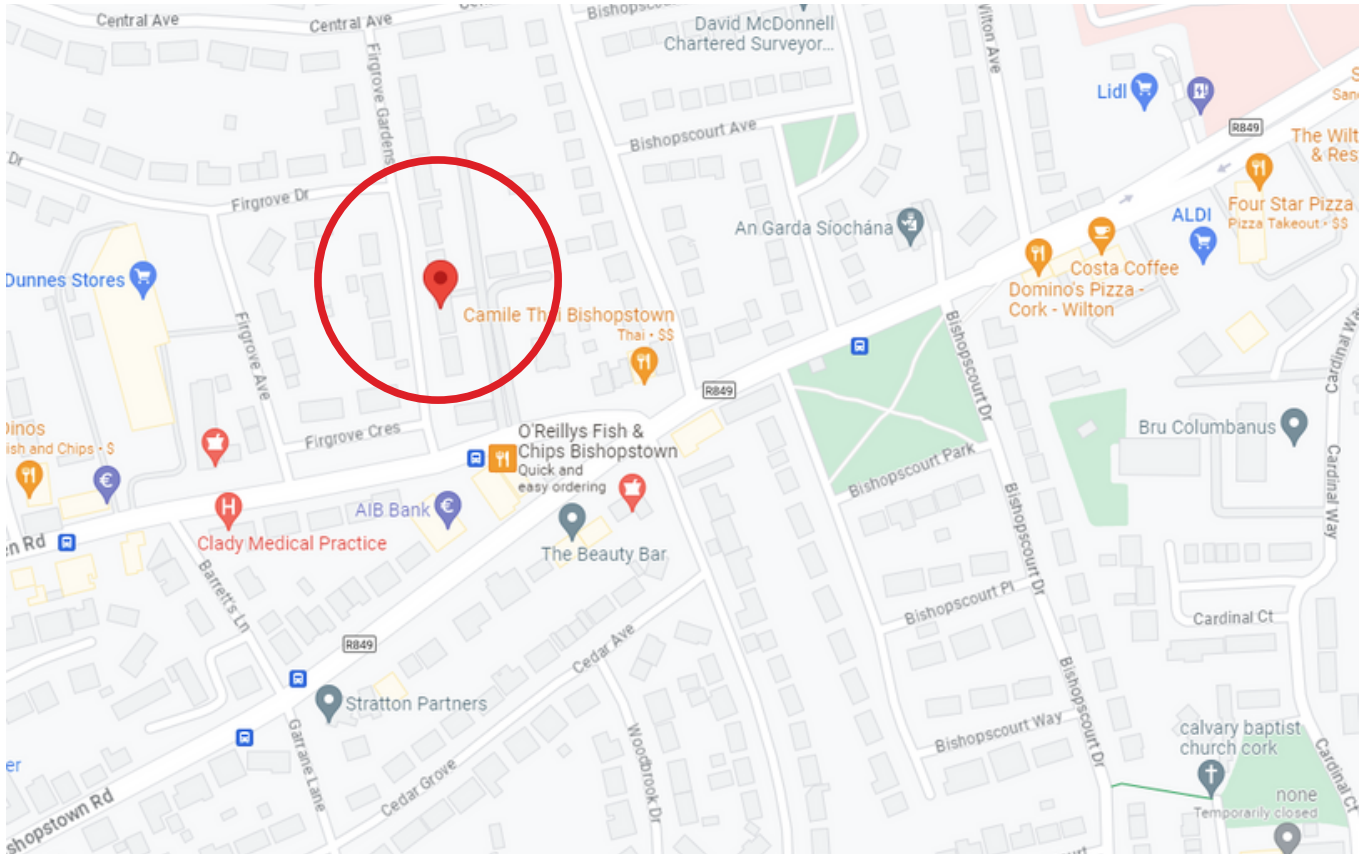
TOTAL FLOOR AREA: 164.9 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of this nature are approximate and responsibility is not accepted for any errors, omissions or misstatements. 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 T12 HHK5 for directions.



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