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Casey and Kingston are delighted to present No 1 Rosehill, Lee Road to the market. This is a wonderful 3 bed, period end of terrace property in an unparalleled location with views over the River Lee. Built in c. 1820, the property has been upgraded by the current owners to include a modern kitchen, electrical rewiring, gas fired central heating system and double glazed sash windows, while retaining many of its original features. The south facing garden to the front of the property provides a private, sunny space for enjoying views of the River Lee weir. The property is minutes' walk from Cork City Centre, UCC, Mardyke Sports complex together with local primary and second level schools.

1, Rose Hill, Lee Road, Cork City, T23 H7KE

Advised Market Value (AMV) €425,000

**For Sale**  
by Private Treaty



## GROUND FLOOR

**Hall:** **5.25 X 1.40m**

Wonderful tiled entrance hall with many original features including cornice and decorative plaster work surrounding the archway.

**Reception Room 1** **6.03 X 4.27m**

Generous living room with views over the front garden. Original polished pitch pine timber flooring. Open fire place with marble mantle piece and surround and cast iron inset. Picture rail. Double glazed sash windows with window shutters. Entrance to kitchen.

**Reception Room 2:** **4.38 X 3.65m**

Original polished pitch pine timber flooring. Period open fire place with mantle piece and tiled cast iron inset. Picture rail. Double glazed sash windows with window shutters. Entrance to dining room.



**Dining Room:** **3.88 X 2.08m**  
Integrated ceiling lights. Tiled floor. Open archway to kitchen.

**Kitchen** **6.14 X 1.66m**  
Modern, fully fitted galley style kitchen with floor and eye level cupboards. Marble counter tops and splash back. Stoves stainless steel gas range cooker with over head extractor. Integrated dishwasher and fridge freezer. Tiled flooring. Access to a small rear yard through a glazed door.

BER: E2  
BER No: 114173925  
Energy Performance Indicator:  
357.89 kWh/m<sup>2</sup>/yr

**Guest WC**  
Guest WC with WC and wash hand basin. Plumbed for washing machine. Velux window.



## FIRST FLOOR

### **Bathroom:** **4.42 X 2.33m**

Wonderfully spacious bathroom with stand alone roll top bath. WC and sink. Stand alone shower unit with integrated shower head. Cast iron fireplace .

### **Master Bedroom** **4.61 X 4.06m**

Large sunny double bedroom with views over the front garden and River Lee. Picture rail. Double glazed sash windows. Walk in wardrobe. Original polished timber flooring.

### **Ensuite:** **2.52 X 1.50m**

Wash hand basin, WC. Double shower unit. Tiled floor to ceiling.



### **Bedroom 2** **4.00 X 3.90m**

Spacious double bedroom. Timber flooring. Picture rail. Double glazed sash windows with river views. Cast iron fireplace. Stand alone mirrored sliding wardrobe.

### **Bedroom 3** **2.71 X 2.71m**

Large single bedroom. Picture rail and double glazed sash windows. Timber flooring. Great river views.

## FEATURES

- Wonderful 3 bed period property (1584 sq ft) in a mature location with river views
- Property was rewired and gas fired central heating installed in 2005.
- Double Glazed sash windows throughout
- Fully alarmed with external lighting
- Cast iron radiators throughout
- Property has been modernised but still retains many of its original features including open fire places and plaster work
- Sunny south facing private front garden with fabulous views over the River Lee
- River views from all the bedrooms
- Parking with resident's parking permit

## OUTSIDE

Access to the property is via a number of steps which open out into a fully private south facing, front garden. There is a sunny patio area to the front of the house for all day entertaining and enjoyment of the sights and sounds of the River Lee. There is also a small garden shed.

To the right of the property there are steps to a small terrace “perch” with birds-eye views over the River Lee and surrounding city.

This a wonderful opportunity to own a period family home within walking distance of the City Centre and UCC.



**INSPECTION STRICTLY ON APPLICATION TO THE AUCTIONEERS**

**CASEY & KINGSTON, AUCTIONEERS, 43 GRAND PARADE, CORK**

### CONDITIONS TO BE NOTED

1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.
2. The vendor does not make or give, nor is Casey & Kingston or its staff authorised to make or give any representation or warranty in respect of this property.
3. All descriptions, dimensions, references to condition and other details are given in good faith are believed correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself otherwise as to the correctness of each of them.
4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail