

Suaimhneas, Hollymount, Lee Road, Cork.



ERA Downey McCarthy are delighted to present this exclusive detached house situated on a superb elevated site overlooking the River Lee with spectacular views over the Lee Fields and the western side of the city. The property is situated on a quarter acre site with a fantastic southerly aspect capturing the sun all day long.



€320,000

PSRA Licence No. 002584

Accommodation

- Porch 2.0m x 2.3m

Entrance to the property is gained from a solid teak door with glass panelling. The porch has a dual aspect with one window to the front and another facing the right hand side of the property giving fantastic views from within the property itself. There is room here for a small coffee table and chair, giving the home owner the opportunity to enjoy the views.



- Hallway 4.5m x 1.3m

An Aluminum glass door leads to the hallway. This is a very wide and spacious hallway with one radiator, carpet flooring, one centre light fitting with solid doors leading to all rooms.

- Living Room 3.6m x 4.3m

This comfortable room has one large window to the front, one centre light fitting, an open brick fire place, carpet flooring and a large radiator is situated under the window.



- Dining Room 3.5m x 4.2m

This is a super room with one large window looking to the side of the property with curtain, curtain rail and Roman blind. The room has fitted units in the alcoves, one radiator, one centre light fitting with carpet flooring. A door from the dining room allows access to a small hallway where the kitchen and Bathroom are located.



- Kitchen 3.8m x 2.95m

This kitchen has a fitted sink, plumbing for a washing machine, space for a cooker, old fashioned units at floor level, one window to the back, one radiator and a tiled floor.



- Bedroom 1 3.25m x 4.0m

This is a spacious double bedroom with one window to the front of the property, solid wood flooring, one centre light fitting and fitted units for storage.

- Bedroom 2 3.5m x 2.9m

This is a double bedroom with one window over looking the rear garden, one radiator, one centre light fitting and carpet flooring.



- Bedroom 3 2.6m x 2.6m

This single bedroom has one window over looking the back of the property, one light fitting, a fitted unit for storage, one radiator, and carpet flooring.

- Bathroom 2.6m x 1.65m



The bathroom has a tiled shower cubicle, wet style floor, electric shower, wash hand basin, w.c., centre light fitting, window over looking the rear and a fitted press with shelving.

Features

- Site measures one quarter of an acre approx.
- Panoramic views of the River Lee
- Potential for Development
- Oil Fired Central Heating
- Landscaped gardens
- Southerly aspect
- Approx 90 sq meters

Directions

From Cork City go towards Wellington Bridge and the Lee Road. Go out past the Lifetime Lab and Our Lady's Hospital site, River Towers, Atkins Hall etc and keep going straight on for 500 meters. You pass a couple of entrances to large houses on the right hand side and the next road up to your right is Hollymount, marked by a 'cul de sac' sign post. Go up the hill and take the second right and the house is the last house on the left hand side.



James Cogan
60 South Mall, Cork
087 2448284
james@eracork.ie



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