

# Cohalan Downing

021 427 77 17

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Elmford, Menloe Gardens, Blackrock Road, Cork T12 V9K6



**FOR SALE BY PRIVATE TREATY**

An extremely rare opportunity to acquire a property on a fabulous site in probably the best residential park on the South side of Cork City.

The house, which has been in the same family ownership since it was built in 1930 stands on a magnificent site extending to 0.3 acres.

South and west facing to the rear and not overlooked.

This is a very fine property in need of modernisation in an unrivalled location.

**SEMI DETACHED**

**5 BED / 2 BATH**

**144.01 sqm/1,548 sqft.**

**SITE 0.3 ACRES APPROX**



Agent: Malcolm Tyrrell  
Phone: 087 255 4116

**Viewings Strictly By Appointment With Sole Agency**

## ACCOMMODATION

### Ground Floor

#### Entrance Porch

Sliding door

#### Inner Hall

with cloak cupboard

*Stairs to first floor*

#### Dining Room

**3.62 x 3.49**

Bay window, fireplace with oak surround, double doors leading through to living room



#### Living Room

**4.4 x 3.65**

Fireplace with tile hearth and oak surround, fitted glass cabinet in alcove, French doors out to south west facing garden



#### Kitchen

**4.38 x 2.33**

Stainless steel sink unit, fitted presses gas central heating unit, Storage space under stairs, walk in larder area

#### The Annex

**3.77 x 2.76**

With fireplace

Toilet and wash-hand-basin

Door out to garden at rear

### First Floor

#### Bedroom 1

**4.16 x 3.69**

#### Bedroom 2

**3.02 x 2.28**

With fireplace

#### Bedroom 3

**3.25 x 2.10**

With built-in press

#### Bedroom 4

**4.0 x 3.27**

With fireplace

#### Bedroom 5

**4.06 x 2.97**

With fireplace, fitted wardrobes and built in wash hand basin



#### Main Bathroom

**2.94 x 1.81**

Bath/shower unit, wc and wash hand basin



### Outside/Features

#### > Garage

**6.58 x 4.07**

With open over door, power points

#### > Tool-shed

> Magnificent south and west facing garden

> Not overlooked

### Solicitor: Mr. Kevin Nagle

Babington Clarke & Mooney Solicitors, 48 South Mall, Cork

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