

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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