

For Sale by Private Treaty

**“Dalymount”
Strawberry Hill,
Sundays Well,
Cork
T23 FCD8**

Substantial Family home set on c.0.8 acres

**BER C1**

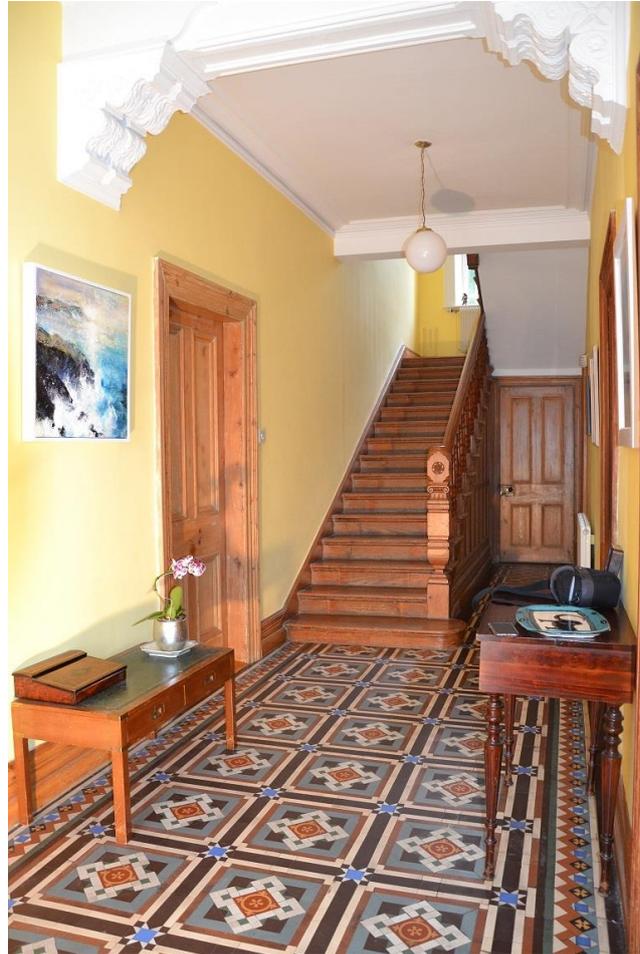
“Dalymount” is a substantial (c.3700 sq.ft.) and very fine period property which dates back to the 1890’s. Previously the property was in use as a school and a carehome but has been kept as a family home since the early 1990’s having undergone extensive refurbishment. The rooms are well proportioned with generous ceiling heights throughout. The residence maintains many of its original features which include full height canted bays to the front, decorative terracotta detailing, red brick façade with black string courses, limestone fluted keystone to arch and cut limestone steps to the front door. Situated in one of Cork’s most exclusive residential areas this home is within walking distance of the city centre, UCC, Mercy University Hospital and Bons Secours Hospital. “Dalymount” has been maintained very well and the large mature gardens provide ample room for parking and privacy. Given the size of the site provided, its road frontage and second entrance the property also lends itself to be subdivided into smaller lots or alternative uses (subject to planning permission).

Accommodation provided:

Ground floor:

Entrance Hall: 2.07m x 9.73m

Inviting area with decorative tiled floor and cornicing leading to ground floor rooms and upper levels



Drawing Room 5.94m x 4.69m (to bay)

Large light filled room with solid timber floor and bay window with timber panelling. Double doors leading to family room.



Family Room: 4.6m x 3.7m

Private and bright room with bay window looking out onto the lawn, feature bespoke Ken Thompson sculpted portland stone open fireplace.



Dining Room: 5.69m x 4.69m (to bay)

Large light filled room with solid timber floor and bay window with timber panelling. Door off leading to breakfast room.

Breakfast Room: 4.66m x 3.78m

Solid timber floor, door leading to side garden and door leading to the kitchen.



Kitchen: 4.6m x 3.6m

Large kitchen with tiled floor, built in floor and eye level units, built in hob and oven, high ceiling with 2 velux roof lights providing natural light.



Toilet: Coloured 2 piece suite with WC and WHB, tiled.
 Understairs: Storage area

Utility Room: 2.9m x 1.8 m Floor to ceiling built in storage area, gas boilers and water cylinder.

First Floor Return
 Laundry Room 2.9m x 1.97m Plumbed for washing machine and tumble dryer, build in storage units at floor and eye level.

First Floor: Landing with seating area leading to:

Living Room: 5.7m x 4.7m (to bay) Large light filled room with bay window overlooking the city.



Master Bedroom: 5.7m x 4.7m (to bay) Large double bedroom with bay window overlooking the city, 2 walk in wardrobes and ensuite off.



Ensuite: 2.6m x 2.3m – tiled with WC, WHB, bath and large freestanding shower.

Bedroom 2: 4.7m x 3.85m Large double bedroom with window overlooking gardens, floor to ceiling built in wardrobes and storage.

- Bathroom: 2.89m x 2.55m 3 piece suite, tiled
- Second floor: Large landing leading to
- Bedroom 3: 4.7m x 4.6m Large double bedroom with floor to ceiling built in wardrobes and storage, window providing panoramic views of the city and suburbs.



- Bedroom 4: 4.7m x 4.6m Large double bedroom with floor to ceiling built in wardrobes and storage, window providing panoramic views of the city and suburbs.

- Bedroom 5: 4.7m x 3.8 m Large double bedroom with floor to ceiling built in wardrobes and storage.



- Bedroom 6: 3.77m x 2.8m Single bedroom
- Bathroom: 2.5m x 1.7m Toilet with WHB and shower
- Office: 3.07m x 2.1m Private room with window providing views of the city and suburbs.

Additional storage is provided in the attic which is fully floored and accessed via a pull down stairs.

- Garage: The property has the benefit of a garage (3.94m x 5m) to the rear which provides direct access to the rear hall on the ground floor as well as a large garden store (2.94m x 7m).

Outside:

The property, set on c.0.8 acres, has large lawned areas with mature shrubbery and trees. Whilst the property is substantial it benefits from great privacy and has ample parking.



Heating:

Gas fired central heating

BER:

Rating: C1. BER No.: 108696220
Energy Performance Indicator: 169.23 kWh/m²/yr

It should be noted that the property has been insulated in the last number of years with 3 external walls wrapped in insulation and rendered as well as having an energy efficient boiler and water system installed.

Features:

Whilst the property has retained many of its original features such as its cornicing and solid pine timber floors to the upper levels, the windows have been replaced to provide PVC double glazed windows throughout and a central vacuum system has been installed.

The property is not listed in the Cork City Council Record of Protected Structures. The property is noted in the National Inventory of Architectural Heritage (Reg. No.20866004)

Comment:

This property should appeal to the discerning purchaser requiring a spacious family home on large private gardens; enjoying excellent privacy and located in one of Corks most prestigious locations.

Directions:

Travelling from the city centre on Sundays Well Road turn right onto Convent Avenue. On Convent Avenue continue on to the junction with Strawberry Hill. Turn right onto Strawberry Hill and take the immediate left into Dalymount.



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