

# 1 Mount Brandon Terrace, Gardiners Hill, St Lukes, Cork City

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Garry O'Donnell of ERA Downey McCarthy auctioneers is delighted to present to the market this spectacular five bedroom end of terrace property set in this highly sought after and mature residential location of Gardiners Hill, St Lukes. The house whilst in need of modernization offers the discerning purchasers a fantastic opportunity to develop their dream family home.



€375,000

PSRA Licence No. 002584

## Accommodation

- Porch
- Hallway
- Living Room

The porch has a tile flooring and in turn leads to a timber door with glass paneling.

The hallway has superb tile flooring and coving surrounding the ceiling. There is one large radiator, two centre light pieces and extensive under-stair storage.

A superb living room features a bay window to the front of the property which include sash windows. The room has solid timber flooring, four power points, one large radiator, coving surrounding the ceiling and a superb original open fireplace.



- Lounge
- Pantry
- Kitchen/Dining Area

Located at the rear of the property the lounge has one window overlooking the garden. The room has carpet flooring, coving surrounding the ceiling and a superb original open cast-iron fire place.

There is one radiator, four power points and a door from the room allows access to a pantry. This area has timber flooring with one window to the side of the property and one centre light piece.

The extended kitchen/dining area has a dual aspect with one window to the rear and one window to the side of the property and a teak door with glass paneling allows access to the garden. The kitchen has units at eye and floor level, vinyl floor covering, one radiator and two centre light piece. There is plumbing for a washing machine, space for a cooker, a stainless steel sink and the gas boiler is housed within this area.



- Family Room/  
Bedroom 1

Located on the first floor this magnificent room has two windows to the front of the property giving panoramic views over Cork City. The room could serve a number of uses to include a large bedroom or an additional living area. The room has solid timber flooring, one centre light piece and a superb open fireplace. There are two radiators, seven power points and two television points.



- Bedroom 2
- Shower Room
- Main Bathroom
- Bedroom 3

Located off the half landing to the first floor this room has one window to the side of the property, one centre light piece, solid timber flooring, one radiator, four power points and an open fireplace.

The bathroom features a two piece suite with a corner shower area, vinyl floor covering, tiling around the shower, one window to the side of the property, radiator and one centre light piece.

A large bathroom features a four piece suite, the area has vinyl floor covering, one window to the rear of the property, a corner shower area with a Mira Elite ST shower. The area has one centre light piece, radiator, one wall mounted light piece and an open fireplace.

Located at the rear of the property on the second floor this room overlooks the rear garden. The room has solid timber flooring, one centre light piece and two power points.





- Bedroom 4
- Bedroom 5
- Bedroom 6
- Home Office/Utilities room

Located on the second floor this room has one window to the front of the property. The room has solid timber flooring, one centre light piece, one electric radiator, one open fire place and four power points.

A spacious room has one window to the front of the property. The room is finished with solid timber flooring, one centre light piece, one electric radiator and four power points.

This large double room one window to the rear of the property, one centre light piece, one open fireplace, solid timber flooring and two power points.

## Features

- Fantastic Development Opportunity
- Superb period residence with beautiful original features
- Within 10 minutes walking distance of Cork city centre
- Large rear garden
- Spacious living areas and bedrooms

## Directions

From Cork city centre head up Summerhill north and proceed through St Lukes cross. Take the 1st right hand turn onto Gardiners Hill and proceed up hill. No 1 Mount Brandon is located on the left hand sign with an ERA Downey McCarthy sign displayed.

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