

## 2 Western Villas Currabinny, Co. Cork P43FK16



**FOR SALE BY PRIVATE TREATY**

Magnificent 3 storey semi detached period residence (C. 1860) facing south overlooking Cork Harbour and with superb views over to Crosshaven. Occupying a slightly elevated position with Currabinny woods to the rear and a large garden to the front.

This is a very fine period property in need of complete refurbishment, yet retaining all its original features. All the main reception and bedrooms face south and enjoy the splendid views over the gardens and onto the water.

The total site area is approx. 0.8 Acres held under two Folios: CK24053L and CK167412F.

This is a great opportunity to acquire a period residence and restore it to its original glory with the benefit of further development on site adjoining the property.

**Viewings Strictly By Appointment With Sole Agency**

**SEMI DETACHED**

**4 BED, 1 BATH**

**286.80 sq.m (3,083 sq.ft.)**

**SITE 0.8 ACRES**

**0.32 HECTARES**



**Agent: Malcolm Tyrrell**  
**Phone: 087 255 4116**

## ACCOMMODATION

### Ground Floor

#### Entrance Hall

**Cloak Room** 3.0m x 1.9m

**Office / Study** 3.0m x 3.4m

**Living Room** 4.3m x 4.1m

Bay window, white marble fireplace.

**Dining Room** 4.8m x 4.0m

Slate fireplace, two south facing windows, serving hatch through from kitchen.

**Kitchen** 4.5m x 3.1m

Quarry tiled floor, stainless steel sink unit, solid fuel stove.

#### Rear Hallway

**Storage space under stairs** 1.7m x 1.7m

### First Floor Return

**Bathroom** 3.6m x 3.5m

Separate toilet area, cast iron bath, fitted units for hot-press.

### First Floor

**Bedroom** 4.3m x 3.5m

Cast iron fireplace.

**Bedroom 2** 4.8m x 4.3m

Cast iron fireplace, south facing windows.

**Bedroom 3** 4.4m x 4.3m

Bay window, fireplace, south facing windows

**Bedroom 4** 4.3m x 3.4m

Cast iron fireplace.

### Attic

**Room 1** 4.6m x 4.1m

**Room 2** 2.5m x 3.5m

**Room 3** 6.8m x 4.5m

### Features

All original features such as cornicing, picture rails, centre rose, original timber floors are all intact.

**Ground floor ceiling height** is 3.1m



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