

For Sale by Private Treaty**9 Sidney Park, Wellington Road, Cork T23 C7DR**

Built circa 1930's, this striking detached home offers great city scape views. Sidney Park is a renowned city centre residential area, close to Patrick's Street, the Victorian Quarter and St Luke's and has some of Cork's best school facilities on its doorstep.

The overall condition of the property is very good, with the ground floor especially well laid out and spacious. Some may wish to modernise or to reconfigure rooms to maximise the light and views. The city vista beneath is gorgeous especially at night as the city comes alive.

The back garden, which also has the benefit of independent rear access, captures plenty of morning and evening sun.

DETACHED
4 BED—3 BATH
136 sqm (1,465 sqft)

BER D2

Agent: Jackie Cohalan
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Viewings Strictly By Appointment

Accommodation

Ground Floor

Entrance Hall

Original solid wood flooring

Cloak cupboard under stairs (with terrazzo floor)

Guest wc (0.7m x 3.0m)

With wc and wash hand basin

Lounge room (3.6m x 5.1m)

Original solid wood flooring. Picture rail

Bay window with window seat

Fireplace with original mahogany surround and marble insert

Living Room & Dining Room (3.5m x 7.0m)

Carpet floor covering

Fireplace with gas fire fitted

L-shaped room Kitchen cum dining area (6.9m x 3.3m) and (2.5m x 2.4m)

Tiled floor

Fitted eye and floor level units

Sliding patio door to rear garden

First Floor

Bedroom 1 (3.5m x 3.2m)

Carpet floor covering

Bay window with sweeping city views

Fitted wardrobes

Ensuite with wc, wash hand basin and shower

Bedroom 2 (3.7m x 3.5m)

Carpet floor covering

Fitted robes

Ensuite with wash hand basin and shower

Bedroom 3 (3.3m x 2.7m)

Carpet floor covering, fitted robes

Bedroom 4 (2.4m x 2.4m)

Carpet floor covering, extensive fitted shelving

Bathroom

With wc, wash hand basin and bath

Hotpress to landing, shelved for storage

Features:

- > Gas fired central heating [new boiler fitted 2021]
- > PVC double glazed windows throughout
- > Stira access to attic - suitable for storage
- > Many original features in good condition
- > Off street parking
- > Short walk to the city centre



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