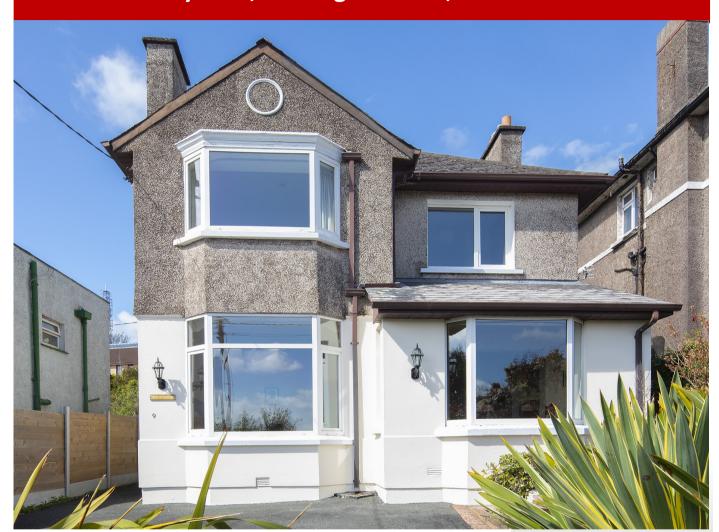


> www.cohalandowning.ie

# 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 Corks 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)



Agent: Jackie Cohalan Phone: 087 642 7555

#### **Accommodation**

### **Ground Floor**

#### **Entrance Hall**

Original solid wood flooring Cloak cupboard under stairs (with terrazzo floor)

 $(0.7m \times 3.0m)$ **Guest wc** 

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**

(3.5m x 3.2m) Bedroom 1

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

Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they are, give notice that:
(i) the particulars are produced in good faith, are set out as a general guide only and do not

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(ii) no person in the employment of Messrs. Cohalan Downing has authority to make or give any representation or warranty whatever in relation to the property.

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