

## 2 Bishopscourt Place, Bishopstown, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly positioned, four bedroom semi-detached property, situated in a highly sought after and mature residential address in the heart of Bishopstown. This superb family residence is positioned on a generous corner site primed for further development subject to planning permission, and benefits from a favourable south facing aspect and mature landscaped lawns.

The area is central to all amenities including the Cork University Hospital campus, the Wilton Shopping Centre, UCC, MTU and an array of renowned primary and secondary level education facilities, whilst also benefitting from its positioning on a number of regular bus routes to Cork city centre and the surrounding suburbs.

Accommodation within the property consists of a spacious reception hallway, guest w.c, living room, dining room, lounge, and an extended kitchen/dining area on the ground floor. Upstairs the property offers four double bedrooms, and the main family bathroom.

**AMV: €495,000**

**BER E1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Superb four bedroom family home situated on an extra large corner site
- Future development potential subject to planning permission
- South facing rear aspect
- Approx. 148 Sq. M / 1,593 Sq. Ft.
- Built c. 1965
- BER E1 with potential to increase to A3
- Gas fired central heating
- Double glazed windows
- Four spacious double bedrooms
- Sought after residential address within walking distance to CUH, MTU, Wilton Shopping centre and UCC
- Located on the 208 and 219 bus route
- Easy access to N40 road network

## | RECEPTION HALLWAY

5.6m x 3.2m (18'3" x 10'4")

A teak door with glass centre panelling allows access to the main reception hallway. The bright and spacious hallway has one large window to the front of the property, including a roller blind and a curtain rail. The area has high quality laminate timber flooring, extensive open under stair storage, an enclosed cloak room, one large radiator, two wall-mounted light piece, one recessed spot light, one power point, and one telephone point.



## | GUEST W.C

1.71m x 1.17m (5'6" x 3'8")

The guest w.c features a two piece suite, one window to the front of the property, tiling throughout, and one centre light piece.





## | LIVING ROOM

4.02m x 4.3m (13'1" x 14'1")

A timber door with decorative stain glass panelling allows access to the main living room. A superb room has a large window overlooking the front of the property flooding the room with natural light and including a roller blind, a curtain rail, and curtains. The room has carpet flooring, decorative covings around the ceiling and centre light piece, an open fireplace, one large radiator, two power points, two telephone points, and a sliding door allow access to the dining room.



## | DINING ROOM

3.6m x 3.49m (11'8" x 11'4")

The dining room has a sliding door and accompanying window, which allows access to the superb south facing rear garden. This room could serve a multitude of uses, either as a formal dining room or as a second living area. Features here include carpet flooring, decorative covings around the ceiling, one centre light piece, one large radiator, and two power points. A timber door with decorative stain glass panelling allows access from the dining room to the lounge.



## | LOUNGE

3.6m x 3.97m (11'8" x 13'0")

Accessed off the reception hallway and dining room, the lounge has one window to the rear of the property including a roller blind, a curtain rail and curtains. The room has carpet flooring, one radiator, one centre light piece, two storage areas, four power points and one television point. A door from the room allows access to the extended kitchen/dining area.



## | KITCHEN/DINING

9.16m x 2.6m (30'0" x 8'5")

A magnificent, open plan kitchen/dining area features modern fitted units at eye and floor level in an L-shape with extensive worktop counter space with a tile splashback. The room has tile flooring throughout, one window to the rear, and a PVC door with glass panelling allows access to the rear garden. The kitchen includes an integrated extractor hood, space for an oven, and space for a fridge freezer. An open arch leads you through to the dining space.



This dual aspect room has one window to the front of the property and one window to the side, both including roller blinds, curtain rails, and curtains. The room has tile flooring, one radiator, ample power points, additional complimenting fitted kitchen units, and an integrated dishwasher.



## | STAIRS AND LANDING

1.4m x 4.58m (4'5" x 15'0")

The stairs and landing are fitted with carpet flooring. At the half landing there is one window to the side of the property. The main landing area has two light pieces, one power point, and an access hatch to the attic.





## | BEDROOM 1

4.12m x 4.26m (13'5" x 13'9")

A superb double bedroom has one window to the front of the property, including a roller blind, a curtain rail, and curtains. The room has an impressive array of built-in units from floor to ceiling with an integrated vanity space, carpet flooring, neutral décor, one centre light piece, one large radiator, two power points, and one telephone point. A door allows access to a walk-in cloakroom.



## | BEDROOM 2

4.12m x 3.18m (13'5" x 10'4")

A spacious double bedroom has one window to the front of the property including a roller blind, a curtain rail and curtains. The room has an impressive array of built-in units from floor to ceiling, carpet flooring, two light pieces, one large radiator, and ample power points.



## | BEDROOM 3

3.54m x 2.9m (11'6" x 9'5")

This generous sized double bedroom has one window to the rear of the property including a roller blind, a curtain rail and curtains. The room has carpet flooring, one large radiator, one centre light piece, two power points, and a door from the room allows access to a walk-in cloakroom.



## | **BEDROOM 4**

2.98m x 2.77m (9'7" x 9'0")

A spacious double bedroom has one window to the rear of the property including a roller blind, a curtain rail and curtains. The room has carpet flooring, one large radiator, one centre light piece, and one power point.



## | **BATHROOM**

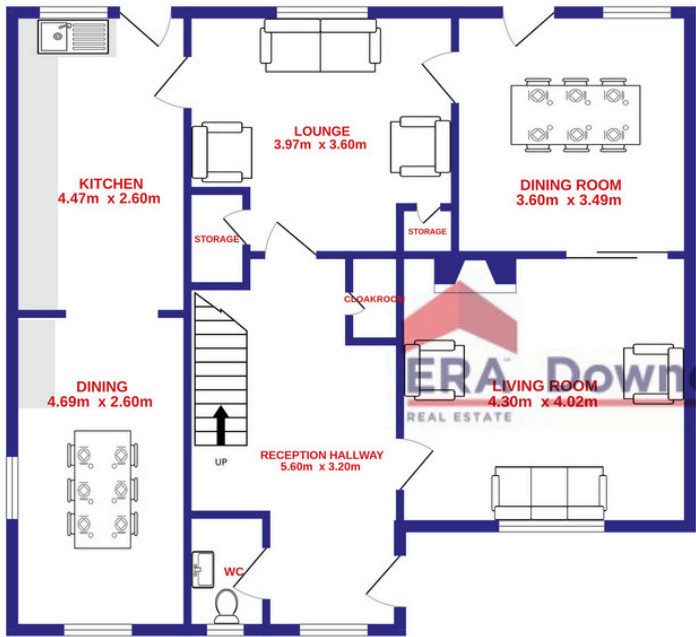
2.6m x 1.7m (8'5" x 5'5")

The family bathroom features a four piece suite including a mains operated shower fitted over the bath. The room has floor and wall tiling, one window to the rear of the property, one centre light piece, one wall-mounted light piece, and integrated storage underneath the sink.

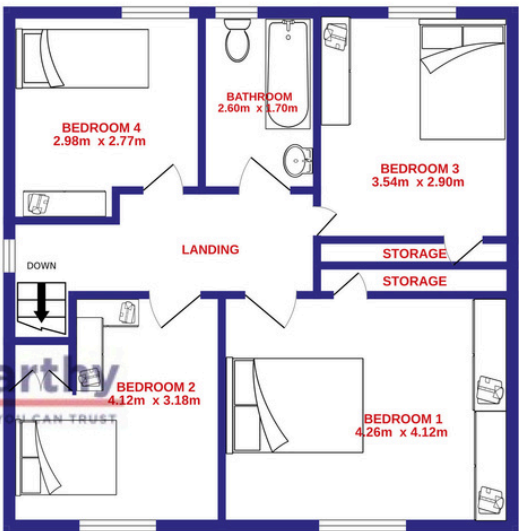


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR





## | GARDENS AND EXTERIOR



The front of the property is fully enclosed with block built walls and wrought iron railings. Secure gates allow access to a tarmac driveway, which facilitates off street parking for two cars. The front garden is laid to lawn with a scattering of mature shrubs and plants.

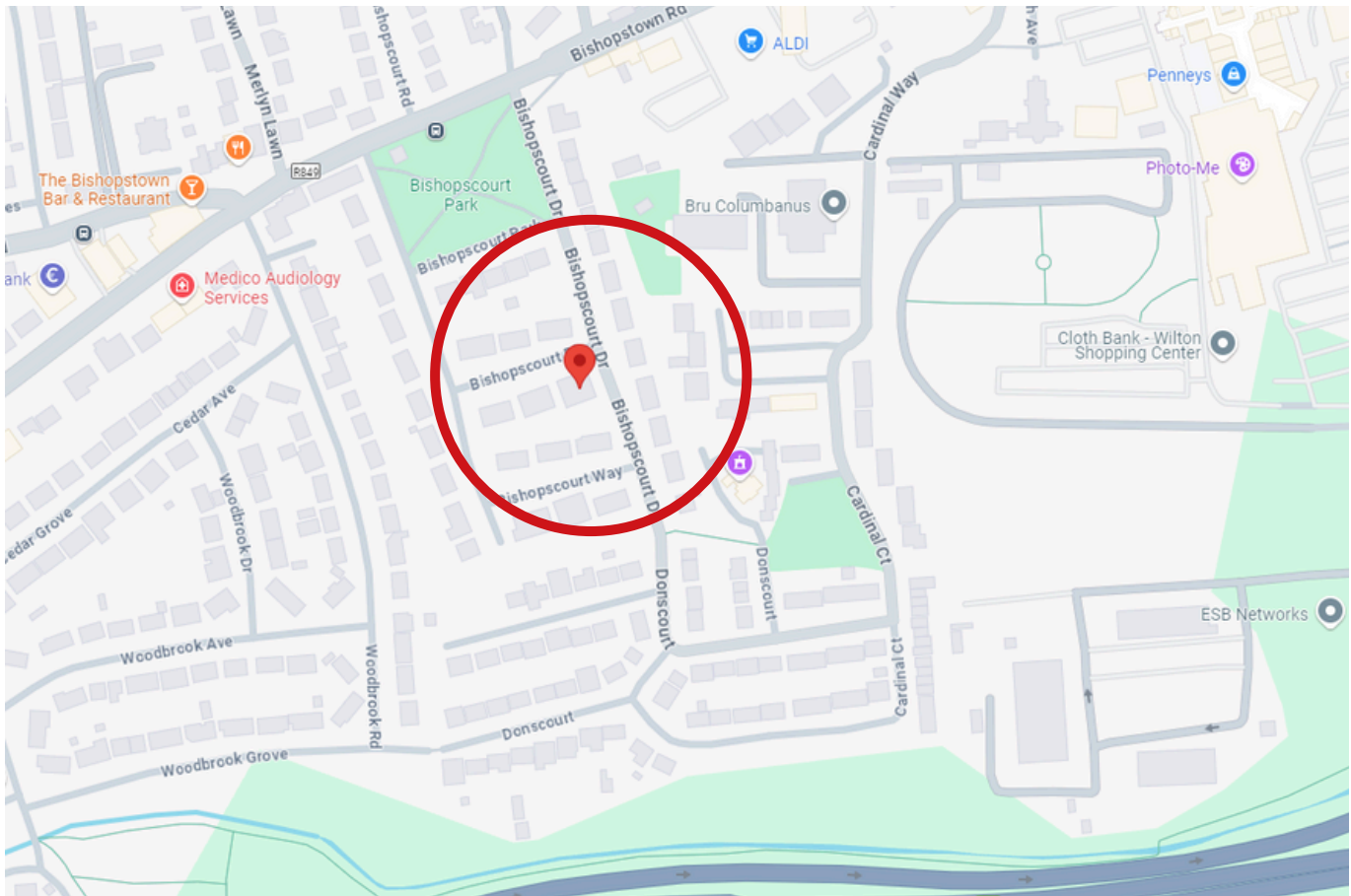
The property benefits from its positioning on an extra large corner site. The side of the property has an extensive garden area laid to lawn, with mature shrubs and plants planted within purpose-built flower beds. A secure side gate allows access to the rear garden.

The rear of the property boasts a superb, fully enclosed rear garden which benefits from a favourable south facing aspect, flooding the rear of the property with natural light throughout the day. The area is laid to lawn, with mature shrubs and plants planted throughout the rear garden, adding a high level of privacy.



## | DIRECTIONS

Please see Eircode T12 HH3V for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

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