



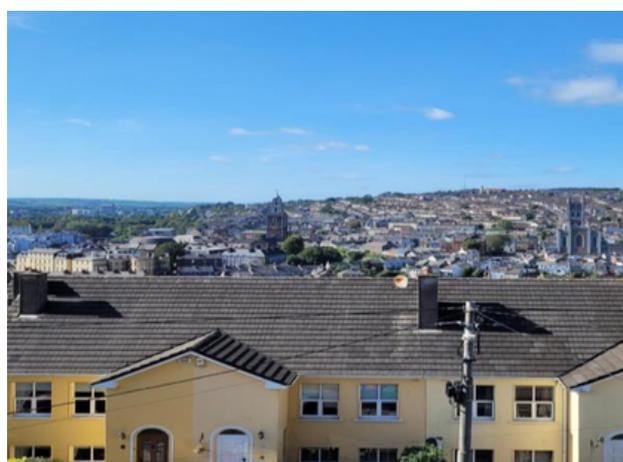
Downey McCarthy

...the people you can trust

2 Lansdowne Terrace, St. Patrick's Hill, Cork City



Garry O'Donnell of ERA Downey McCarthy is delighted to present to the market this magnificently preserved six bedroom, three-storey Victorian property dating back to C. 1850 and which still retains many of its original period features. Perched on an elevated site at the top of St. Patrick's Hill, Cork city, this property benefits from breath taking uninterrupted views of the southern and western suburbs of the city. The property boasts an unrivalled residential address within the emerging Victorian Quarter offering a diverse range of bars, restaurants, live entertainment venues and local amenities such as primary and secondary level schools and spacious green areas for family pursuits.



AMV: €485,000

BER E1

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PSRA No. 002584

| FEATURES

- Approx. 203 Sq. M / 2185 Sq. Ft
- Built Approx. 1850
- BER E1
- Splendid Victorian property retaining many original features
- Panoramic views over Cork city
- Superb location in the heart of Cork city centre
- Oil fired central heating
- PVC double glazed windows
- Six spacious bedrooms
- Off street parking/storage within a large private garage

| RECEPTION HALLWAY

6.3m x 2.06m

A teak door with glass centre and side panelling allows access to this impressive reception hallway. This area has one centre light piece, magnificent covings around the ceiling, carpet flooring, one large radiator, attractive dado rail and skirtings, and two power points. A doorway from the hallway allows access to the main living room.



| LIVING ROOM

4.7m x 4.83m

A spectacular main living room features 3.1m high ceilings with magnificent decorative coving surrounding the centre light piece and ceiling. The room offers two large windows overlooking the front of the property which flood the room with natural light, carpet flooring, one large radiator and built-in display and storage cabinets on both sides of the fireplace which has an electric insert. There are two power points and magnificent teak doors with attractive stain glass side and top panelling allowing access to the lounge.



| LOUNGE

4.1m x 4.28m

This versatile room offers one window to the rear of the property, carpet flooring, picture rails surrounding the walls and display and storage cabinets on both sides of the fireplace. There is one centre light piece, two radiators, fourteen power points, two wall mounted light pieces, one telephone point and one television point. A door from the room allows access to a pantry.



| LOBBY

1.46m x 2.7m

Located off the hallway the lobby area has tile flooring, one centre light piece, two power points, built-in storage, one window overlooking the courtyard and a timber door which allows access to the rear yard. A doorway from this room allows access to the extended kitchen.

| KITCHEN/DINING

3.83m x 2.46m

The kitchen features tile flooring and modern pippy oak fitted units at eye and floor level with extensive worktop counters on both sides of the room. The kitchen features an integrated double oven and hob, an extractor fan and a stainless steel sink together with plumbing for a dishwasher/washing machine, space for a dryer and a freezer and fridge freezer. There is one centre light piece, fourteen power points and two windows overlooking the rear courtyard.



| STAIRS AND FIRST FLOOR LANDING

The light filled stairs and landing are fitted with carpet flooring. The landing has superb decorative coving, one radiator and two power points and. Located off the half landing access to the bathroom is gained via a timber door with attractive glass panelling.

| BATHROOM

1.6m x 2.95m

The bathroom features a four piece suite including a corner shower area with a Triton T80xr shower. The area has tiled flooring, tiled walls, one window to the rear of the property, one centre light piece, and one radiator.

| BEDROOM 1

4.1m x 4.72m

This spacious double bedroom has one window to the rear of the property, including a curtain rail and curtains. The room has carpet flooring, attractive decorative coving and picture rail. There is one radiator, an open fireplace, four power points and a telephone point. A door from this room allows access to a walk in storage area.



| WALK IN STORAGE

3.04m x 1.7m

This area has vinyl floor covering, one window to the side of the property, a built-in worktop counter and built-in storage space on both sides of the room. There is one centre light piece and four power points.

| EN-SUITE BATHROOM

2.28m x 0.85m

This modern En suite bathroom offers a two piece suite and a corner shower area incorporating a Triton T80z electric shower. The room boasts impressive tiling from floor to ceiling, one centre light piece, one extractor fan and attractive coving surrounding the ceiling.

| BEDROOM 2

4.72m x 4.05m

This superb double bedroom has two windows to the front of the property, giving panoramic views over Cork city. Both windows include curtain rail and curtains. This room has carpet flooring, built-in storage from floor to ceiling, attractive decorative coving, two radiators, one wall mounted light piece, one television point, and eight power points.



| BEDROOM 3

3.3m x 2.6m

A double bedroom has one window to the front of the property, offering panoramic views over Cork city. The room has carpet flooring, one centre light piece, one radiator and two power points.



| STAIRS AND SECOND FLOOR LANDING

The staircase features carpet flooring throughout and one window to the rear of the property introduces extensive natural light to the area. There is one centre light piece within the stairwell and two centre light fittings on the landing.

| BEDROOM 4

4.16m x 4.7m

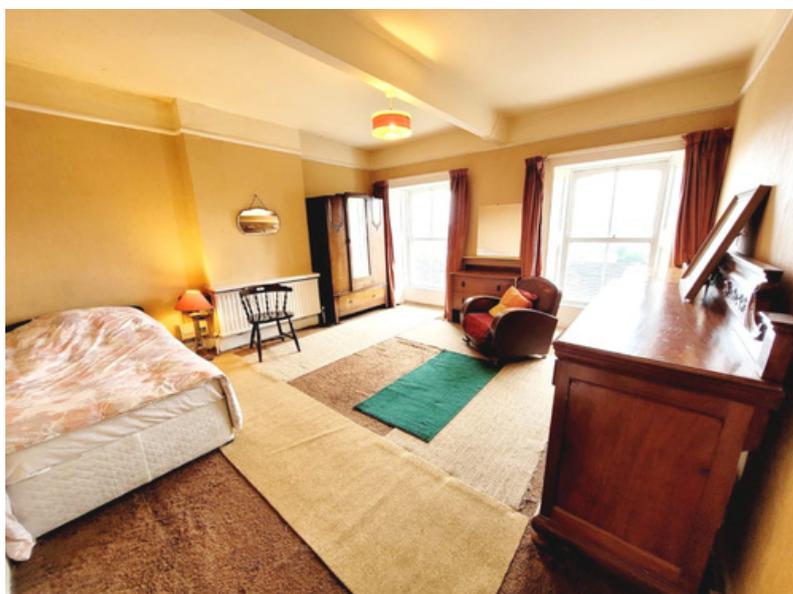
This spacious double bedroom has one window to the rear of the property. The room has carpet flooring, one centre light piece, one radiator, and six power points.



| BEDROOM 5

4.45m x 4.36m

This magnificent double bedroom has two windows overlooking the front of the property, giving amazing views of Cork city. The room has carpet flooring, one centre light piece, one radiator and two power points.



| BEDROOM 6

3.2m x 2.5m

This single room has one window to the front of the property. There is one centre light piece, one radiator, four power points, and wall-mounted shelving.



| DIRECTIONS

Please see Eircode T23 FH3E for directions.



Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.

| ALL ENQUIRIES TO:

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