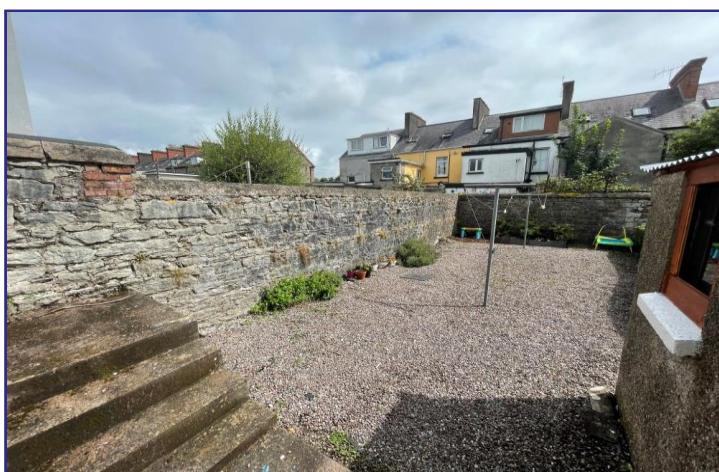


1 Ardeevin, Connaught Avenue, Cork City **BER D2**



ERA Downey McCarthy is delighted to present this stunning three-storey Edwardian residence to the market. No. 1 Ardeevin has some fantastic period features, such as high ceilings and original Edwardian fixtures. This property is situated in a highly sought-after location with a host of amenities on the doorstep. The property is just a stone's throw from UCC and the Bons Secours hospital.



AMV: €395,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 7.31m x 1.81m

A bright spacious reception hallway with ornate original tiled flooring throughout. The area has one centre light piece, one electric storage heater, one radiator and extensive under stairs storage.



- Living Room 5.09m x 3.96m

This spacious main living room has a large bay window overlooking the front of the property and offering unobstructed views of Canty's Field and Sunday's Well. The room has stunning neutral décor, timber flooring, one centre light fitting, 9ft. high ceiling with picture rail surrounding and an ornate fireplace. There is one large radiator and ample sockets. A doorway off the room grants access to a formal dining room.



- Dining Room

3.42m x 3.36m

The formal dining room has tile flooring, one centre light fitting, one radiator cleverly disguised behind a radiator cover, ample sockets and an open arch that allows access to the kitchen.



- Kitchen

3.17m x 2.65m

The kitchen features high gloss fitted units at eye and floor levels with an extensive worktop counter and tile splash back. The room has one large window to the rear of the property, which floods the area with natural light, one centre light fitting, tile flooring, ample sockets and one extractor fan. The gas boiler is also housed here. A doorway off the kitchen allows access to a rear hallway area which allows access to a utility room and a guest w.c.



- Rear Hallway 3.0m x 0.87m
- Guest W.C 1.62m x 1.19m

The rear hallway area has tile flooring, allows access to the rear yard, has one centre light fitting and one radiator.

The guest w.c. features a two-piece suite. The room has neutral décor, partly tiled walls, tile flooring, a wall-mounted shelf and one centre light fitting.



- Utility 1.86m x 1.45m
- Stairs and first-floor Landing 5.03m x 2.36m

The utility area has plumbing for washing machine, space for a dryer, wall and tile flooring, and a wall-mounted shelf.

The stairs and landing have been fitted with carpet flooring throughout. At the half landing, additional stairs allows access to a rear extension, which houses the first-floor bathroom. The landing area from the stairs to the bathroom has one window and a door that allows access to the bathroom.



- First-floor Bathroom 1.84m x 2.35m

The bathroom features a two-piece suite and a corner shower that incorporates an electric shower. The room has tile flooring, partly tiled walls, one frosted window to the side of the property, one centre light fitting, one extractor fan and one radiator.



- Bedroom 1 3.99m x 3.09m

This spacious bedroom features one window overlooking the front of the property. The room has carpet flooring, neutral décor, picture rail surrounding the ceiling, one centre light fitting, one large radiator, built-in units from floor to ceiling, an integrated work station and ample sockets.



- Bedroom 2 3.42m x 3.34m

A large double bedroom with one window overlooking the rear of the property. The room has carpet flooring, neutral décor, built-in units from floor to ceiling, one large radiator and ample sockets.





- Hall 0.91m x 2.21m
- Bedroom 4/Nursery 2.98m x 2.12m

This hallway grants access to bedrooms 1 & 4.

A single bedroom with one window to the front of the property. The room has attractive décor, carpet flooring, built-in units from floor to ceiling, integrated work station, ample sockets, one radiator and one centre light fitting.



- Stairs and second floor landing 3.69m x 3.82m

Stairs from the first-floor landing allow access to a second-floor landing. This area has carpet flooring throughout and has one window to the rear of the property. At the top of the landing, there is one centre light fitting and one smoke alarm. A ceiling hatch offers access to the attic.



- Bedroom 3 3.61m x 2.59m

A spacious double bedroom with one window to the front of the property that boasts stunning views of

Canty's Field, Sunday's Well and the north side of the city. The room has carpet flooring, one centre light fitting, one radiator, ample sockets, a built in storage unit from floor to ceiling and an integrated work station.



- Office/Bedroom 5 3.62m x 2.62m

A spacious versatile room that could suit as both an office or a fifth bedroom. This room has one window to the front of the property that boasts stunning views of Canty's Field, Sunday's Well and the north side of the city. The room has carpet flooring, one centre light fitting, ample sockets, one radiator, built-in units from floor to ceiling and an integrated work station.



- Main Bathroom 3.5m x 3.35m

A spacious family bathroom that features a two-piece suite with a corner shower area including a main operating pump shower. The room has tile flooring, tiling surrounding the shower area, one window to the rear of the property, one centre light fitting, one radiator, one wall-mounted shelf and a built-in storage area.



Features

- 153.45 sq. m / 1,652 sq. ft
- BER D2
- Edwardian period house built in 1902
- Gas-fired central heating
- Freehold title
- PVC double-glazed windows throughout
- Much sought after location close to UCC, the Bons Secours hospital and Cork city centre
- Close proximity to several good schools
- Large south facing rear garden with future development potential
- Neat front garden
- On-street parking with parking permit
- Fitted with house alarm and CCTV
- High-speed broadband available
- Unobstructed views of Canty's Field, Sunday's Well and the north side of Cork City.

Directions

Please see Eircode T12FPX0 for directions.



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€395,000

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