

## 12 Mount Vernon Terrace, St Lukes, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this beautifully presented, modern, and upgraded three bedroom end of terrace property, located in a quiet cul-de-sac a stones' throw from St Luke's and convenient to all essential and recreational amenities including bars, restaurants, shops, schools, transport links, and music venues. This immaculately maintained home presents an excellent opportunity for buyers looking for a contemporary and well-located property close to Cork city centre.

Accommodation consists of reception hallway, spacious living room, and modern kitchen/dining area on the ground floor. Upstairs the property offers three spacious bedrooms and the main family bathroom.

**AMV: €375,000**

**BER C2**

**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

## | FEATURES

- Thoughtfully upgraded modern home
- Approx. 88.28 Sq. M. / 950 Sq. Ft.
- Built in 1925
- BER C2
- Gas fired central heating system - New boiler fitted in 2019
- Double glazed PVC sash windows - Windows and doors replaced in 2015
- Flat roof on kitchen replaced 2022
- Internal walls insulated
- Chimney recapped and flashing repaired
- New PVC Facias and soffits fitted
- Attractive décor throughout
- Three bedrooms
- Fully enclosed rear yard
- Desirable residential location within walking distance to Cork city centre
- Convenient to all essential and recreational amenities including bars, restaurants, shops, schools, transport links, and music venues

## | RECEPTION HALLWAY

7.43m x 1.16m (24'3" x 3'8")

A PVC door with overhead lighting allows access to the bright and welcoming reception hallway. The hallway features attractive tile flooring, neutral décor, one radiator, one centre light fitting, under stair storage, two power points, and a smoke detector.



## | LIVING ROOM

7.7m x 3.36m (25'2" x 11'0")

The spacious dual aspect main living room has a feature bay window to the front of the property, and a large sash window to the rear which overlooks the enclosed yard. The room has high quality oak effect laminate timber flooring, attractive neutral décor, two light fittings, two radiators, and ten power points.



## | KITCHEN/DINING

4.79m x 4.59m (15'7" x 15'0")

The attractively presented kitchen/dining area has slate tile flooring throughout, light fittings, and neutral décor throughout. The dining area has one radiator, a PVC door with frosted glass panelling, which allows access to the enclosed rear yard. The kitchen features modern fitted units at eye and floor level in a U-shape with extensive worktop counter and tiled splashback. There is one window overlooking the rear yard, and the kitchen includes an integrated oven/ceramic hob/extractor fan, a stainless steel sink, plumbing for a washing machine, space for a free standing fridge, plenty of pantry space, and eight power points.



## | STAIRS AND LANDING

3.56m x 1.74m (11'6" x 5'7")

A timber staircase with attractive centre carpet runner allows access to the first floor landing. At the half landing there is access to the main bathroom. The main landing has carpet flooring, one Velux window, access to storage space, one centre light fitting, two power points, and a smoke detector.



## | BEDROOM 1

3.54m x 2.71m (11'6" x 8'8")

This spacious double bedroom has one sash window to the rear of the property, vaulted ceiling, carpet flooring, attractive neutral décor, one large radiator, two power points, and one centre light fitting.



## | BEDROOM 2

3.51m x 2.36m (11'5" x 7'7")

Another double bedroom has one sash window to front rear of the property, vaulted ceiling, carpet flooring, one large radiator, attractive décor and colour palette, one centre light fitting, and two power points.



## | BEDROOM 3

3.54m x 2.14m (11'6" x 7'0")

This double bedroom has one sash window to the front of the property, vaulted ceiling, carpet flooring, one radiator, one centre light fitting, and two power points.



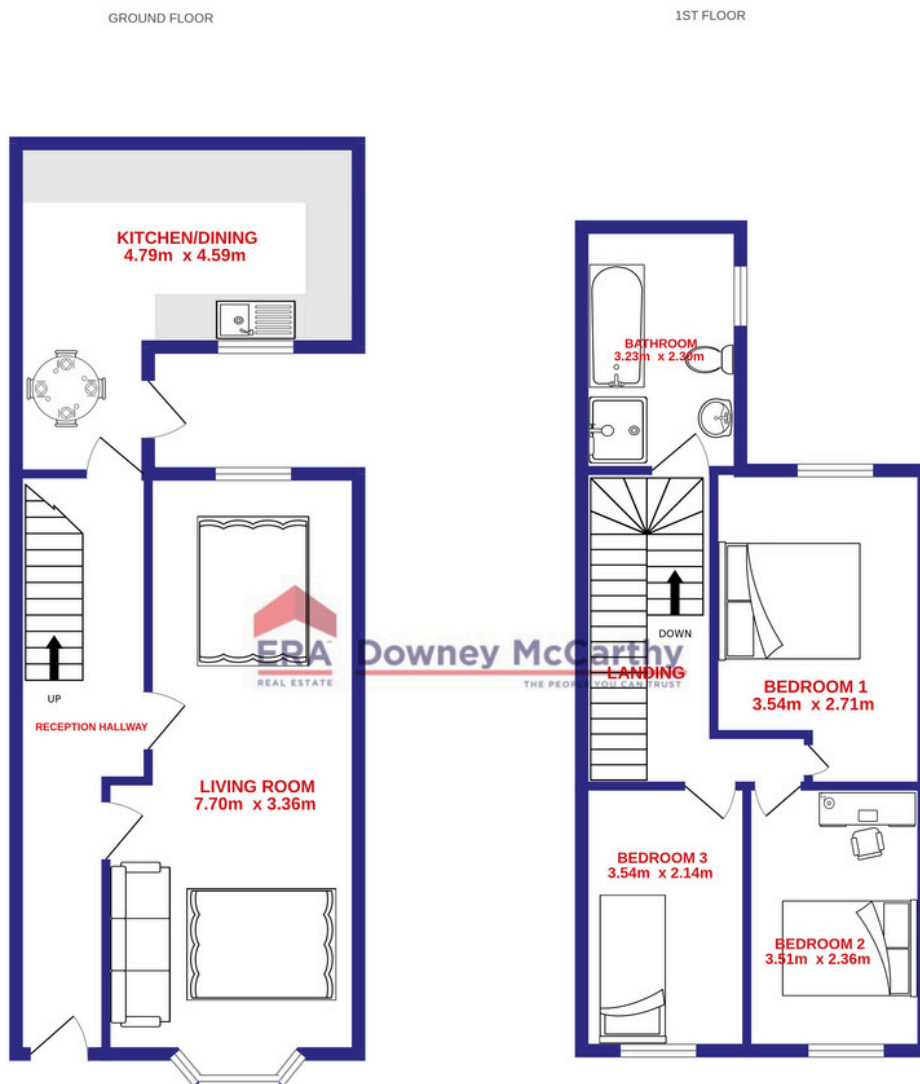
## | BATHROOM

3.23m x 2.3m (10'5" x 7'5")

Accessed from the half landing, this beautifully appointed and spacious bathroom features a four piece suite including a separate bath and enclosed shower cubicle which has subway tiling to the walls and incorporates a Mira Elite electric shower. The room has impressive floor tiling, one frosted sash window to the side of the property, attractive décor, one radiator, access to the attic, and one centre light fitting. The gas boiler is also housed within this room.



## | FLOOR PLAN



## | GARDENS AND EXTERIOR

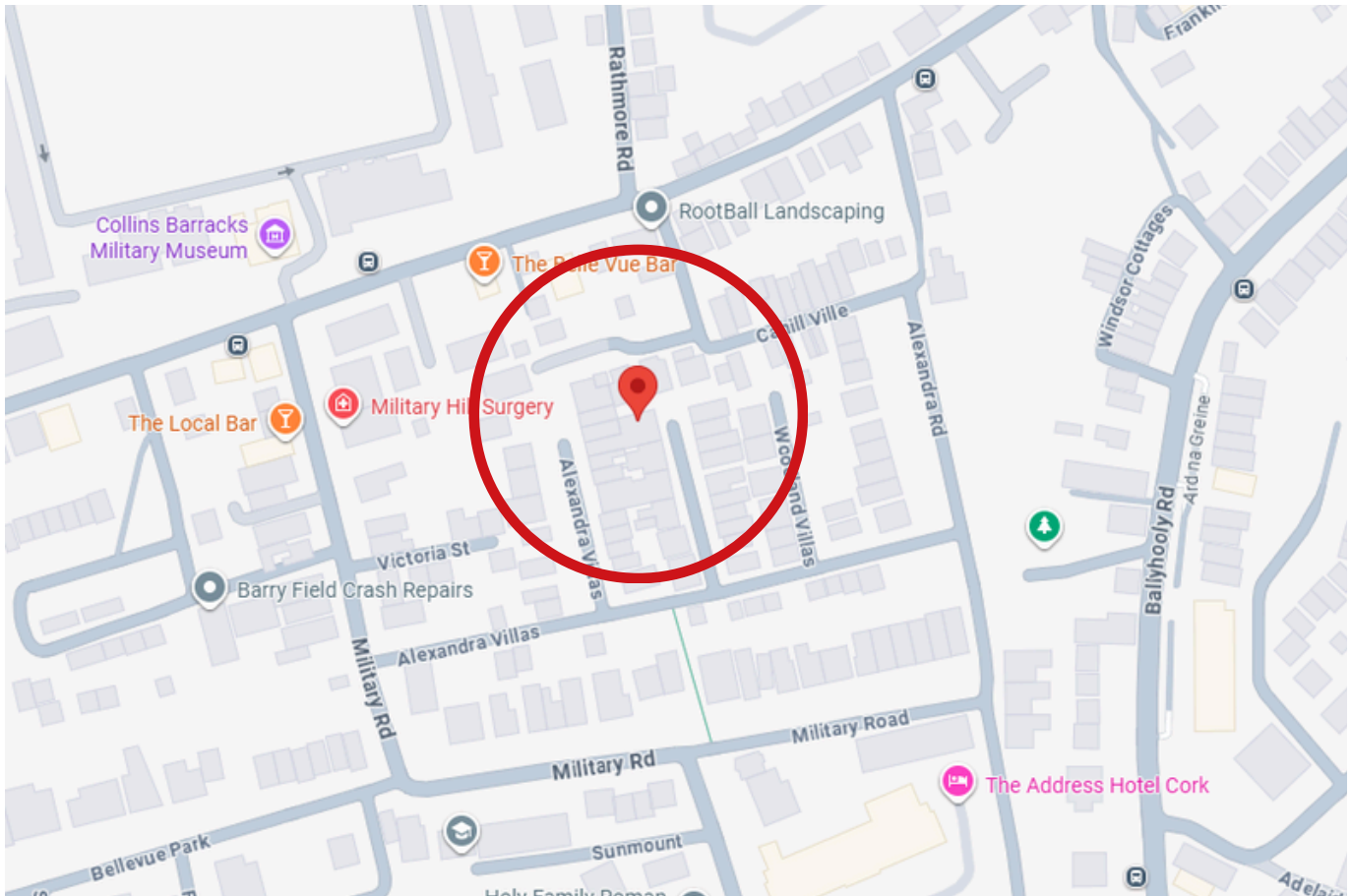


The front of the property is fully enclosed with block built walls, a secure gate, and cast iron detailed railings. There is a small courtyard area which is maintenance free.

The rear of the property offers an enclosed yard area.

## | DIRECTIONS

Please see Eircode T23 W7E2 for directions.



## | ALL ENQUIRIES TO:

**Angela Jordan**  
**0863783681**  
**angela@eracork.ie**



**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

**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.