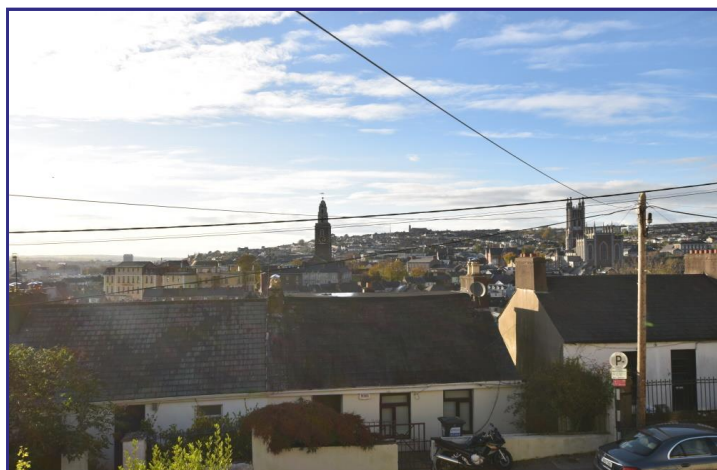


42 Elmwood Richmond Hill, Cork. **BER E1**



ERA Downey McCarthy are delighted to present this charming two/three bedroom townhouse in this picturesque location on Richmond Hill. Situated within a five minute walk of the city centre, this elegant terraced home comes with mature gardens to the front and rear and panoramic city views out over Shandon and the North Cathedral.



AMV €250,000

PSRA Licence No. 002584

Accommodation

- Hallway 5.9m x 1.03m

A concrete footpath leads up to the front door and a PVC composite front door leads into the hallway. A wooden and glass panel door leads on to the stairs and other rooms.

The front section has a tile floor with a panel ceiling and a recess light. The mid-section has a carpet flooring, one radiator, a centre light fitting and a decorative archway leads up to the stairwell. The stairwell has a picture window which allows in some natural daylight. There is a fitted press up over the doorway which houses the electrics and solid doors lead into all rooms. A storage room is neatly positioned under the stairs.

- Living Room 3.3m x 3.19m

A very attractive front room with an original fitted fireplace with a mahogany mantelpiece and timber surround. The room has a beautiful chandelier light fitting, ceiling rose, cornicing, picture rail and the front window is finished with a fitted roller blind, curtain rail and curtains. Other features include carpet flooring, one radiator, six power points and some recessed glass shelving.



- Sitting Room/Family Room 3.58m x 2.43m

The sitting room has another fireplace this time with an electric stove in the chimney breast. The brick fireplace has some fitted shelving around it and the ESB service board is also housed in this room. Features include six power points, one centre light fitting, ceiling rose, cornicing and carpet flooring. Feature stained-glass double doors lead into the kitchen/dining.



- Kitchen Area 2.23m x 2.55m

A fully fitted kitchen with oven, hob, space for a washing machine, some fitted presses and cupboards. There is an extractor fan over the hob, and a skylight in the ceiling allows natural daylight to flood into the kitchen.

- Dining Room 4.56m x 1.93m

The dining room is a long narrow room with natural daylight coming through another skylight in the ceiling and a window overlooks the rear of the property. The room has one large radiator, two power points, carpet flooring, a small radiator and the fridge freezer is neatly positioned under the stairs. A door from this room leads out to the main bathroom.



- Main Bathroom 1.98m x 1.89m

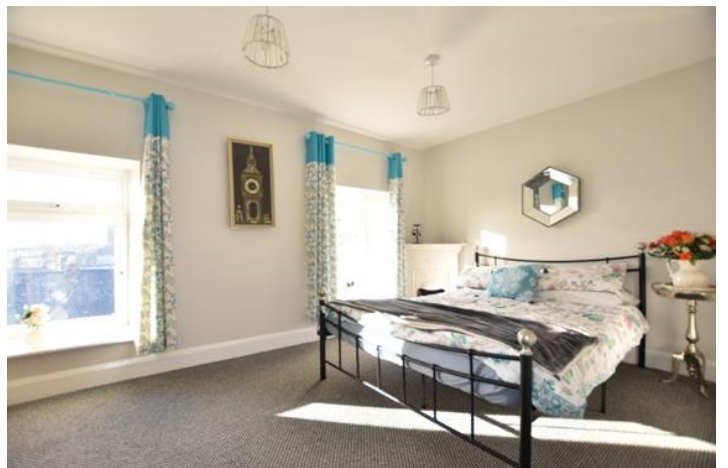
The bathroom has a power shower off the mains in a fitted shower cubicle, fully tiled walls and floors, a wash hand basin, one radiator, one W.C, a fitted mirror and a globe light fitting. The gas boiler is also housed here in a sealed panelled unit. A glass panel door leads out to the rear garden.

- Stairs and Landing 2.44m x 1.57m

The landing has one centre light piece, a fitting for a smoke detector and access up to the attic is gained from the area via a sliding door. Solid doors lead into both rooms upstairs.

- Bedroom 1 4.33m x 3.18m

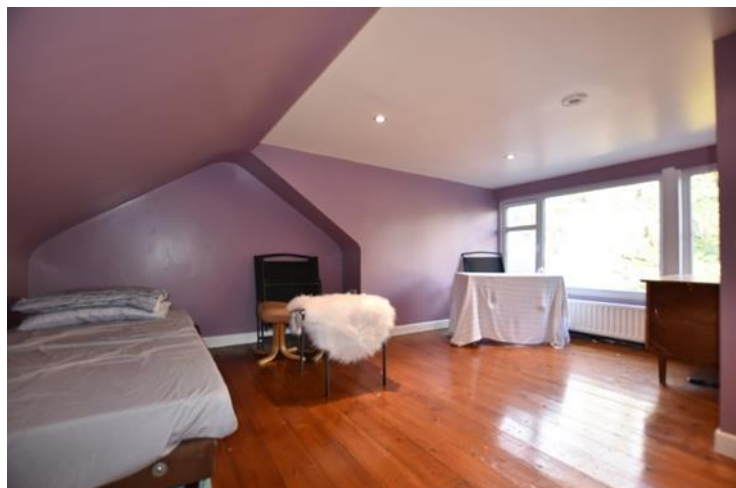
Two large windows overlook the front of the property providing great views out towards Shandon and the North Cathedral. It is a very well-appointed double bedroom with one large radiator, two power points, two light fittings and carpet flooring.



- Bedroom 2 2.66m x 2.41m
- Attic 4.36m x 4.54m

A double room with one window overlooking the rear of the property. The room has one radiator, four power points, one centre light fitting and carpet flooring.

A stairway leads up to a very spacious converted attic. The attic has plastered ceilings and walls, recess lighting in the ceiling, solid varnished wooden floors, eight power points and one large window overlooks the back of the property giving great views over the garden and up towards Patricks Hill. A doorway allows access into the guest W.C



- Guest W.C

The guest W.C has one wash hand basin, a window overlooking the back, one W.C, an extractor fan and solid flooring.

Features

- 947 Square Feet Approx.
- Natural Gas Central Heating
- Two spacious living rooms on the ground floor
- Two double bedrooms on the first floor
- Converted attic
- Tiered gardens to the rear
- Panoramic city views
- Ultra convenient city location

Directions

Please see eircode T23 H39P for directions.



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