



Downey McCarthy

....the people you can trust

Avila, 17 Wilton Road, Wilton, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this extended five bedroom detached property located in a great location on Wilton Road, Wilton, Cork. The property is in need of complete renovation but allows prospective purchasers to come in and make the residence completely their own.



AMV: €375,000



60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 161 Sq. M. / 1,733 Sq. Ft.
- Built in 1940
- BER G
- Gas fired central heating
- Double glazed windows
- Five bedrooms
- In need of complete renovation
- West facing rear garden which is fully enclosed
- Fantastic location close to CUH, Bons Secour Hospital, Wilton Shopping Centre, UCC
- Close proximity to local amenities including schools, shops, supermarkets, bars, restaurants
- On the 208 and 214 bus route
- Easy access to Cork city centre and the South Link Road Network

| RECEPTION HALLWAY

6.85m x 1.95m (22'4" x 6'3")

A PVC door with glass panelling allows access to the spacious reception hallway which has terrazzo flooring, one radiator, one centre light piece and under stair storage.

| LIVING ROOM

5.23m x 3.4m (17'1" x 11'1")

The spacious living room features one bay window overlooking the front of the property, allowing an abundance of natural light to fill the room. The area has solid timber flooring, one centre light piece, one radiator, one open fireplace and two power points.



| LOUNGE/DINING ROOM

4.35m x 3.2m (14'2" x 10'4")

This room features one bay window overlooking the front of the property, solid timber flooring, one centre light piece, storage units, one radiator and two power points.



| KITCHEN/DINING

5.9m x 3.22m (19'3" x 10'5")

The extended kitchen/dining area features one window to the rear of the property, one radiator, two light pieces and ample power points.



| UTILITY ROOM

1.43m x 2m (4'6" x 6'5")

Located off the kitchen/dining area is a utility room which has a PVC door allowing access to the rear garden.

| BEDROOM 5/HOME OFFICE

4.85m x 2.36m (15'9" x 7'7")

Located on the ground floor, this room could be used as a fifth bedroom or as home office. There is one window to the rear of the property, one centre light piece, one radiator and a door allowing access to the side annex.



| ANNEX

4.4m x 2.2m (14'4" x 7'2")

The side annex has PVC doors with glass panelling to the front and to the rear. There is one window overlooking the rear garden, one radiator, one centre light piece, two power points and this room could serve a multitude of uses.



| STAIRS AND LANDING

4.25m x 3m (13'9" x 9'8")

The original staircase has one window overlooking the rear of the property at the half landing. The landing area has timber flooring, one centre light piece and access to all rooms on the first floor.

| BEDROOM 1

4.5m x 3.8m (14'7" x 12'4")

This spacious bedroom has one large bay window to the front of the property, solid timber flooring, built-in units from floor to ceiling, one centre light piece and one radiator.



| BEDROOM 2

4.5m x 3.67m (14'7" x 12'0")

This bedroom has one large bay window to the front of the property, solid timber flooring, built-in units from floor to ceiling, one centre light piece and one radiator.



| BEDROOM 3

3.2m x 2.7m (10'4" x 8'8")

This generous sized single bedroom has one window to the rear of the property, solid timber flooring, one centre light piece and one radiator.



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.

| BEDROOM 4

3.1m x 2.2m (10'1" x 7'2")

This single bedroom has one window to the side of the property, solid timber flooring, built-in units from floor to ceiling, one centre light piece and one radiator.



| BATHROOM

2.6m x 2.2m (8'5" x 7'2")

The main family bathroom features a three piece suite, timber flooring, one window to the rear of the property, one centre light piece and a hot press area which is shelved for storage.



| W.C

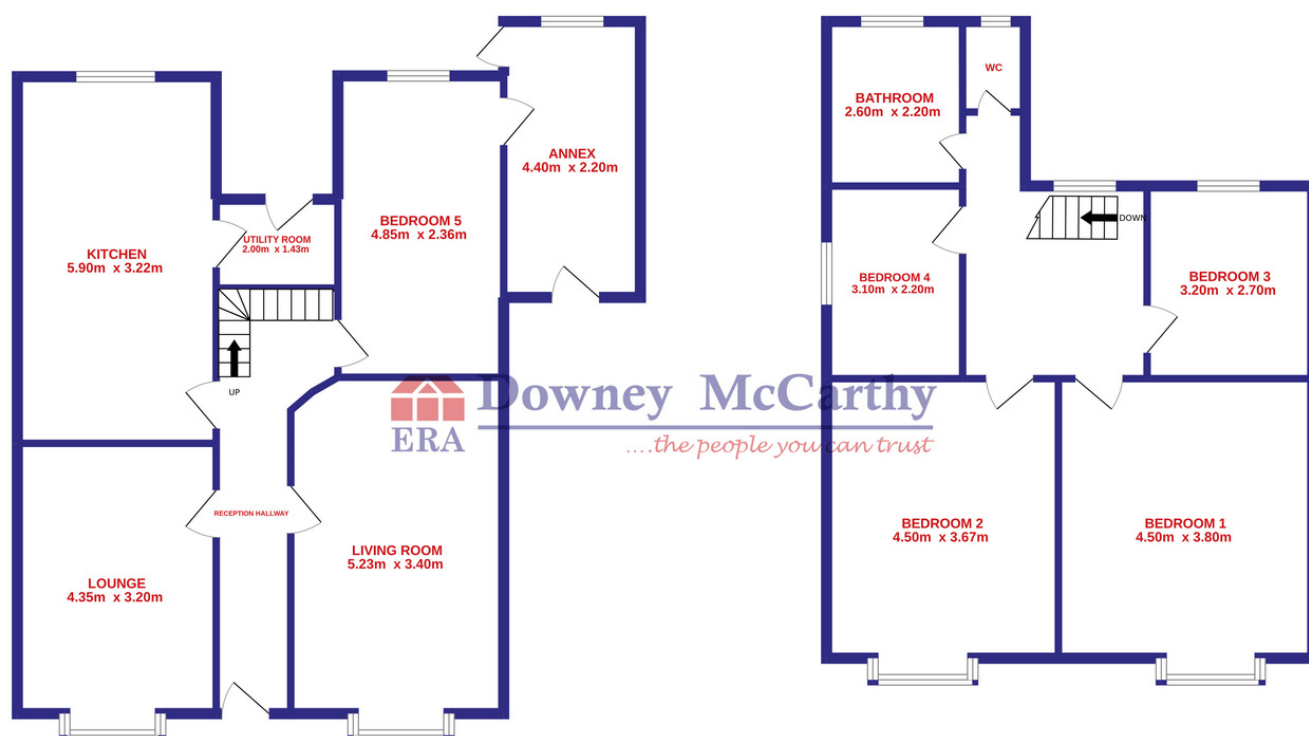
1.46m x 0.91m (4'7" x 2'9")

The w.c features a one piece suite, one window to the rear of the property, one centre light piece and timber flooring.

| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 161.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| DIRECTIONS

Please see Eircode T12 R8NP for directions.



| ALL ENQUIRIES TO:

Sean McCarthy
086 8385768
sean@eracork.ie



Downey McCarthy
ERA *....the people you can trust*

Solicitor Details:

Brid O'Flynn McSwiney, Colm Burke Solicitors, 33 Washington Street, Cork

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