

## 8 Stream Hill, Gardiners Avenue, Montenotte, Cork



**\*\*\* Suitable to cash buyers or Builders/Developers only \*\*\***

Four bedroom end of terrace property which is ideally located just off Gardiners Hill and benefits from a large corner site along with a private driveway providing off street parking, and a large West facing rear garden. While in need of some modernisation, this property has a lot to offer potential purchasers owing to its location close to Montenotte, St. Lukes, Dillons Cross and Cork city centre and with local amenities and public transport on its doorstep. Ideal for a cash buyer/builder.

**AMV: €200,000**



**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 88.17 Sq. M. / 949 Sq. Ft.
- Original house dates from 1930/1940 approx.
- Extended to the rear in the 1970's approx.
- BER G
- Natural Gas fired central heating
- Large West facing rear garden
- Secure gates provide access to off street parking
- 15 minutes' walk from Cork city centre
- Serviced by the 208 bus route
- Close to local amenities in St. Luke's and Dillon's Cross
- Adjacent to St. Patrick's School on Gardiners Hill
- Close proximity to shops, bars, cafes and church
- Ideal first time buy or investment opportunity
- Property was last rented for €1,112 per month set in May 2022

## | LIVING ROOM

5.97m x 4.74m (19'5" x 15'5")

The spacious living room is dual aspect with one window overlooking the front of the property and one window to the side. The room has timber flooring, unique feature fireplace, one radiator, under stair storage space, two radiators and three light pieces.



## | KITCHEN/DINING ROOM

3.18m x 3.98m (10'4" x 13'0")

The kitchen has solid fitted unit at eye and floor level, one large window to the side, lino flooring. The gas boiler is housed within this room.



## | BEDROOM 3

2.86m x 2.69m (9'3" x 8'8")

Located on the ground floor, this single bedroom has one window to the rear, vinyl flooring, one centre light piece and one radiator.



## | BEDROOM 4

2.68m x 2.49m (8'7" x 8'1")

This bedroom has one window to the rear, vinyl flooring, centre light piece and a radiator.



## | MAIN BATHROOM

3.38m x 1.59m (11'0" x 5'2")

The bathroom features a four piece suite including a Mira Elite electric shower fitted over the bath, vinyl flooring, skylight and centre light piece.



## | STAIRS AND LANDING

3.39m x 0.94m (11'1" x 3'0")

A timber staircase leads to the first floor. The landing area has carpet flooring.



## | BEDROOM 1

2.61m x 4.19m (8'5" x 13'7")

This spacious double bedroom has two windows overlooking the rear, allowing extensive natural light to flood the room. There is carpet flooring, built-in units, centre light piece and a radiator.



## | BEDROOM 2

3.21m x 4.61m (10'5" x 15'1")

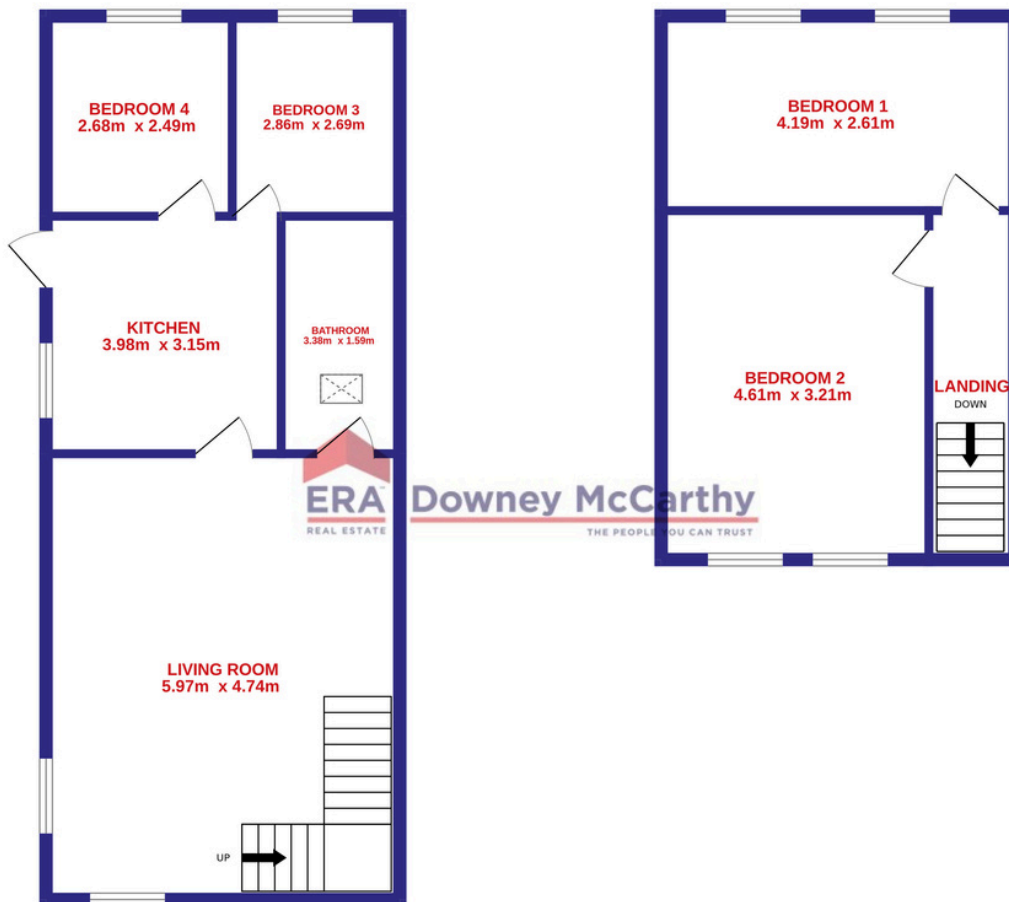
This bedroom has two windows to the front of the property, carpet flooring, centre light piece and radiator.



## | FLOOR PLAN

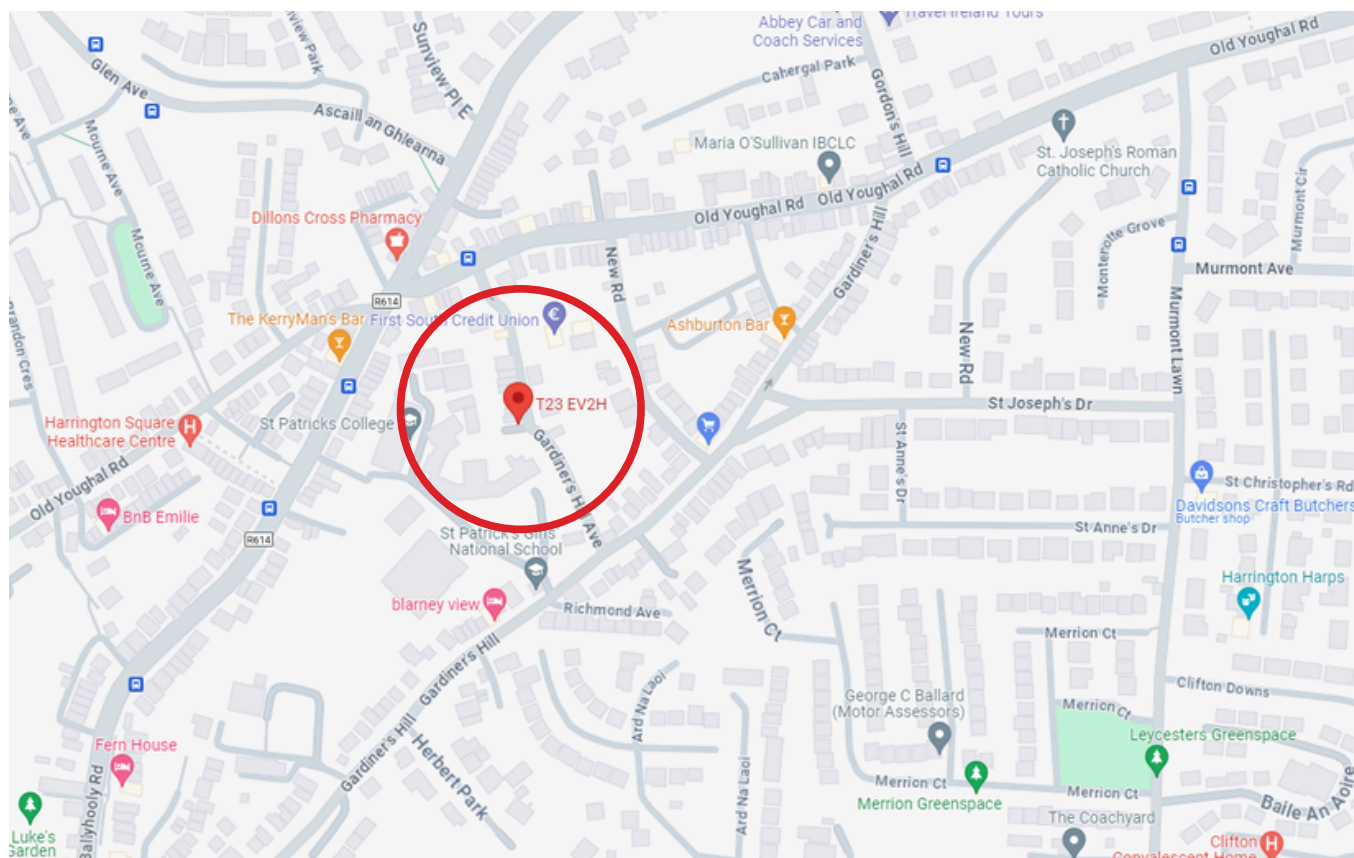
GROUND FLOOR

1ST FLOOR



## | DIRECTIONS

Please see Eircode T23 EV2H for directions.



## | ALL ENQUIRIES TO:



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