

## 7 Bellevue Terrace, Strand Road, Monkstown, Cork



ERA Downey McCarthy are most delighted to present to the market this magnificent period home in Monkstown, which offers six bedrooms over four storeys and enormous potential for its future owners. With waterfront views at your doorstep and a private garden to the rear, no. 7 Bellevue Terrace is a must-see property which boasts an abundance of living and bedroom accommodation throughout as well as a host of original features.

Accommodation is laid out across four storeys. At basement level there is a utility room, kitchen, dining room and a large storage room. On the ground floor there is the reception hallway, living room, family room and a guest w.c. The first floor offers three spacious double bedroom and the main family bathroom. Finally, on the second floor, we have three additional double bedrooms and a second bathroom.

Viewing highly recommended.

**AMV: €495,000**

**BER E2**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Superb period home with immense potential
- Original features throughout including original wooden flooring in superb condition under carpeted rooms
- Waterfront views to the front
- Approx. 266.74 Sq. M. / 2,871 Sq. Ft.
- Built c. 1840
- BER E2
- Electric heating
- Double glazed windows
- Six double bedrooms
- Four storeys to include basement level
- Fully enclosed rear garden offering a high level of privacy
- Easy access to the N28 road network

## | RECEPTION HALLWAY

6.9m x 2.6m (22'9" x 8'5")

A solid door allows access into the reception hallway. The spacious hallway has carpet flooring, one centre light fitting, a fuse board and an electric heater.



## | LIVING ROOM

5.98m x 4.19m (19'6" x 13'7")

The living room has a beautiful feature bay window to the front of the property, allowing extensive natural light to flow throughout the area. The room has carpet flooring, one centre light fitting, a feature fireplace, an electric heater and neutral décor. A sliding door leads you into the family room.





## | FAMILY ROOM

4.31m x 4.21m (14'1" x 13'8")

The family room has one window to the rear, carpet flooring, one centre light fitting, original fireplace and an electric heater.



## | GUEST W.C

2.19m x 3.35m (7'1" x 10'9")

The guest w.c features a three piece suite including a shower cubicle incorporating a Triton T90 XR electric shower, one window to the rear, laminate flooring and one centre light fitting.



## | FIRST FLOOR STAIRS AND LANDING

4.28m x 3.85m (14'0" x 12'6")

The stairs and first floor landing area has carpet flooring throughout. At the half landing there is access to the main bathroom and the main landing has an electric heater, one centre light fitting and solid doors leading to all rooms.



## | **BEDROOM 1**

4.16m x 6.01m (13'6" x 19'7")

A super and spacious double bedroom with a feature bay window overlooking the front of the property, offering beautiful waterfront views. There is carpet flooring, an electric heater and one centre light fitting.



## | **BEDROOM 2**

3.21m x 4.22m (10'5" x 13'8")

Another spacious double bedroom has one window to the rear, centre light fitting, electric heater, carpet flooring and a feature fireplace.



## | **BEDROOM 3/OFFICE**

2.54m x 3.24m (8'3" x 10'6")

This bedroom/office area has one window to the front of the property, centre light fitting, carpet flooring and some fitted shelving.





## | MAIN BATHROOM

2.19m x 3.65m (7'1" x 11'9")

Accessed from the half landing, the main bathroom features a three piece suite including a power shower off the mains, one window to the rear, laminate flooring and one centre light fitting.



## | SECOND FLOOR STAIRS AND LANDING

4.7m x 2.62m (15'4" x 8'5")

The stairs and second floor landing area has carpet flooring throughout. At the half landing there is access to the second floor bathroom and the main landing area also has a Velux window, electric heater, access hatch to the attic and solid doors leading to all rooms.



## | BEDROOM 4

5.24m x 3.96m (17'1" x 12'9")

This large double bedroom has one window to the front of the property, carpet flooring, electric heater and centre light fitting.



## | **BEDROOM 5**

4.41m x 3.15m (14'4" x 10'3")

Another spacious double bedroom has a large window to the rear of the property, carpet flooring, electric heater and centre light fitting.



## | **BEDROOM 6**

4.47m x 3.82m (14'6" x 12'5")

This double bedroom has a window to the front of the property, carpet flooring, electric heater and centre light fitting.



## | **SECOND FLOOR BATHROOM**

2.2m x 2.04m (7'2" x 6'6")

The second floor bathroom features a w.c and a wash hand basin, one window to the rear, laminate flooring and wall-mounted light fitting.





## | BASEMENT - UTILITY

6.09m x 2.44m (19'9" x 8'0")

Carpeted stairs allow access from the main reception hallway down to the basement level, leading you directly into the utility room. This area features laminate flooring, plumbing for a washing machine, space for a dryer, ample storage space, centre light fitting, a window overlooking the rear garden, and a PVC door allowing access to same.



## | KITCHEN

4.2m x 4.08m (13'7" x 13'3")

The kitchen has solid fitted units at eye and floor level with an extensive worktop counter and tile splashback, one window to the rear, one centre light fitting, a feature 1954 vintage AGA oven, 1930's tile flooring, storage space and space for appliances.



## | DINING ROOM

4.43m x 4.36m (14'5" x 14'3")

The dining room has two windows to the front of the property, carpet flooring, centre light fitting, ample dining space, beautiful feature walls and an electric heater.



## | STORE ROOM

3.9m x 2.45m (12'7" x 8'0")

Accessed via the utility area, this room has one window to the front and one centre light fitting.



## | GARDENS AND EXTERIOR

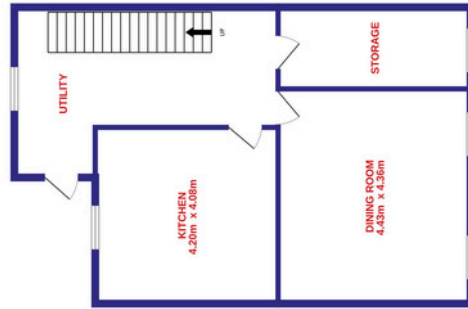
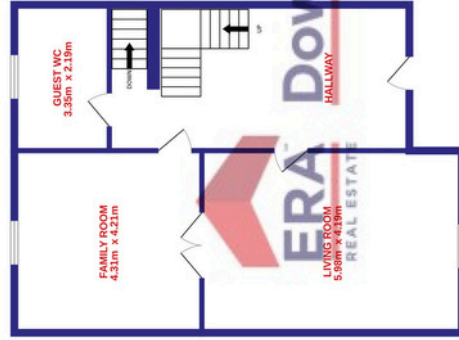
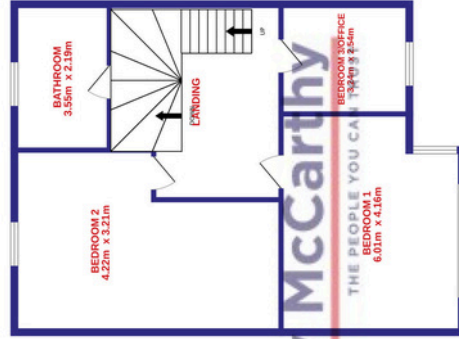
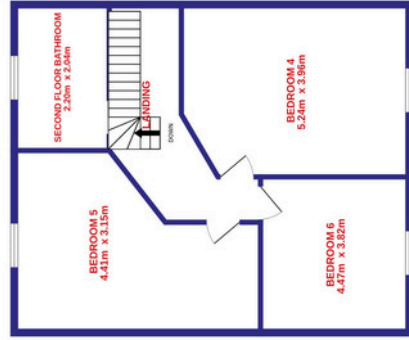


The property is accessed via a gate from the main road, with a pathway leading you up to the front of this superb home. There is large garden area which is fully enclosed on both sides, and mature shrubs and plants abound.

The rear of the property is accessed via the utility room at basement level and through a public laneway situated behind the property. It is fully enclosed and offers a high level of privacy. There is a garden area with some mature shrubs and planting throughout.



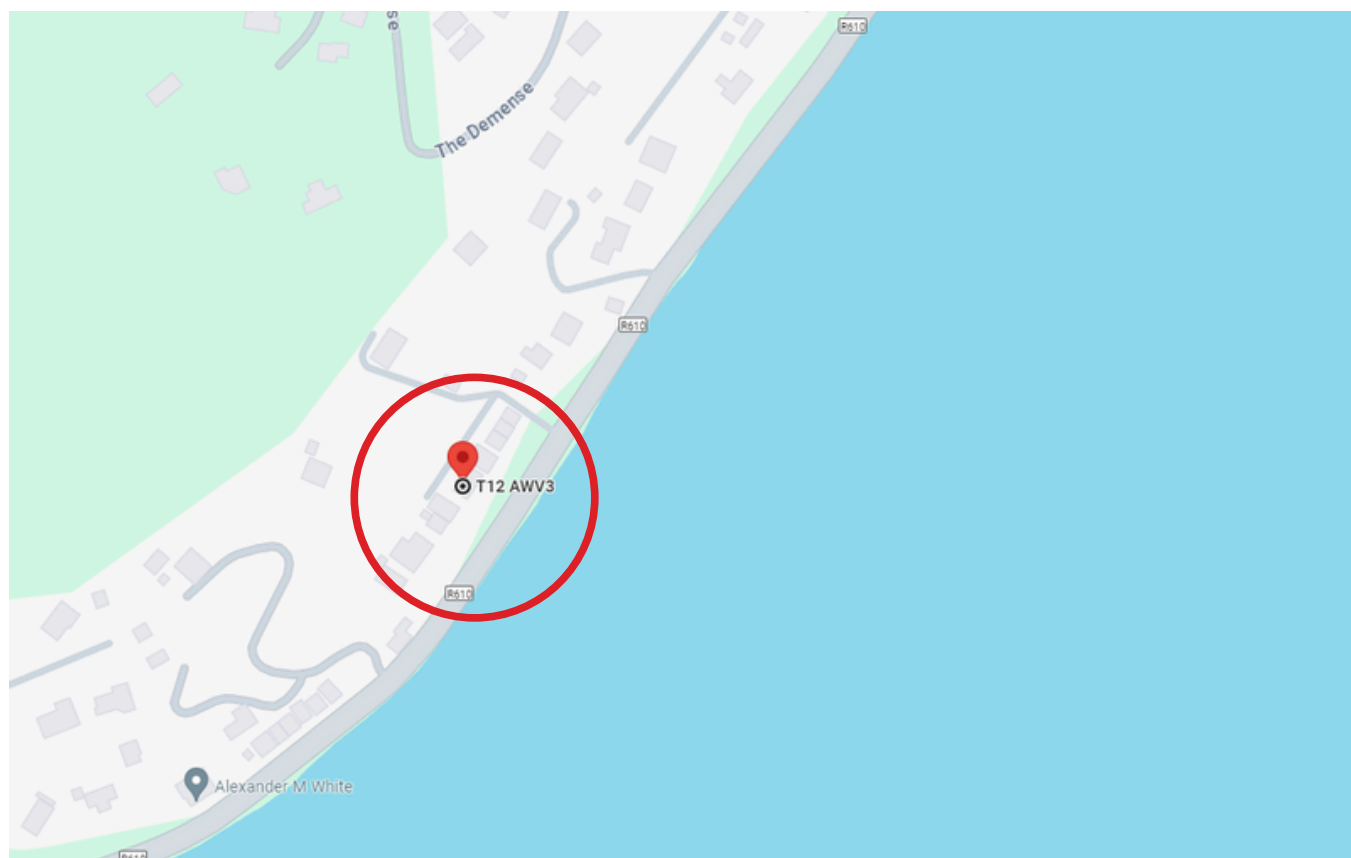
# FLOOR PLAN





## | DIRECTIONS

Please see Eircode T12 AWW3 for directions.



## | ALL ENQUIRIES TO:



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