

Saint Anne's, 2 Robin Hill Avenue, Magazine Road, Cork



ERA Downey McCarthy Auctioneers are pleased to launch to the market this superbly positioned five bedroom detached house. Situated in an exclusive cul-de-sac setting, just off Magazine Road, this sought after location boasts an array of local amenities to include the Bons Secour Hospital, UCC, CUH, The Lough, Wilton Shopping Centre, schools, bars, restaurants, cafes and more. This property offers a blank canvas for its future owners to create their dream home.

Accommodation consists of open porch, reception hallway, living room, dining room and kitchen on the ground floor. Upstairs the property offers five spacious bedrooms, a shower room and a storage area. There is also an adjoining garage which could easily convert to additional living space.

AMV: €595,000



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PSRA No. 002584

| FEATURES

- Superb and secluded mature setting
- Detached property with a blank canvas for new owners to transform into a dream home
- Approx. 167.6 Sq. M. 1,804 Sq. Ft. (including garage)
- Built c. 1950
- BER G
- Five spacious bedrooms
- Adjoined garage which could be converted
- Oil fired central heating
- Walking distance to Bons Secour, UCC, CUH, The Lough

| PORCH

1.2m x 3.4m (3'9" x 11'1")

An open arch allows access to a porch which is finished with terrazzo flooring. This leads you to an attractive teak door with glass centre and fan light panelling.

| RECEPTION HALLWAY

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

The hallway has oak timber flooring, one centre light piece, one radiator, a walk-in storage area, two power points and under stair storage.



| LIVING ROOM

3.25m x 3.75m (10'6" x 12'3")

The living room has one window to the front of the property, carpet flooring, an open fireplace, one centre light piece, two wall-mounted light pieces, one radiator and four power points.



| DINING ROOM

3.9m x 3.75m (12'7" x 12'3")

The dining room has one window to the rear of the property, hardwood timber flooring and an attractive picture rail surrounding the room. There is an open fireplace, one centre light piece and six power points and one radiator.



| KITCHEN

2.8m x 3.4m (9'1" x 11'1")

The kitchen has vinyl flooring, one window overlooking the rear of the property and a teak door with glass panelling allowing access to same. There is one centre light piece, one wall-mounted extractor fan, a stainless steel sink and eight power points.



| STAIRS AND LANDING

The stairs and landing are fitted with carpet flooring. At the half landing there is one window to the side of the property which allows extensive natural light to flow through the first and ground floor areas. The main landing has one centre light piece, a hot press area which is shelved for storage and an access hatch to the attic.



| BEDROOM 1

3.3m x 4.2m (10'8" x 13'7")

A spacious double bedroom has one window to the front of the property. The room has one radiator, one centre light piece, built-in storage, one wall-mounted light piece, a vanity area, two television points and four power points.



| BEDROOM 2

3.3m x 4.2m (10'8" x 13'7")

A spacious double bedroom has one window to the rear of the property. There are built-in units from floor to ceiling, one centre light piece, one wall-mounted light piece, a vanity area, one radiator and four power points.



| **BEDROOM 3**

2.7m x 3.75m (8'8" x 12'3")

A large double bedroom has one window to the rear of the property. The room has vinyl flooring, one centre light piece, a stainless steel sink with drainer unit and storage, one radiator and six power points.



| **BEDROOM 4**

3.25m x 3.7m (10'6" x 12'1")

A double bedroom has one window to the front of the property and is finished with solid timber flooring. There is one centre light piece, one wall-mounted light piece, one radiator, a vanity area with storage and an attractive picture rail surrounds the room.



| **BEDROOM 5**

2.8m x 3.4m (9'1" x 11'1")

A double bedroom has one window to the rear of the property. There is solid timber flooring, one centre light piece, one radiator, four power points and a decorative picture rail surrounds the room.



| STORAGE ROOM

1.03m x 3.4m (3'3" x 11'1")

Located off the landing, this room has terrazzo flooring, one window to the front of the property and one centre light piece.

| SHOWER ROOM

The shower room features a three piece suite including a walk-in corner shower area. The room has one window to the side of the property and two windows to the front which overlook the store room. There is one centre light piece, one extractor fan and one radiator.



| GARAGE

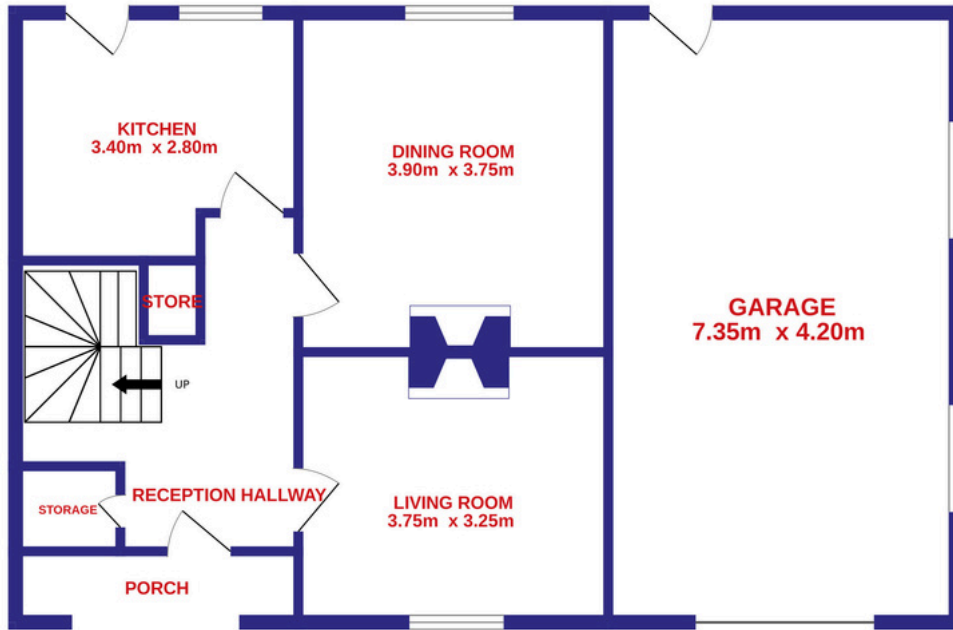
7.35m x 4.2m (24'1" x 13'7")

The attached garage, which is primed for conversion to add additional living space to the property, is accessed from the front of the property via an up and over door or from a rear pedestrian door. There are two windows to the side, concrete flooring and wall mounted shelving.

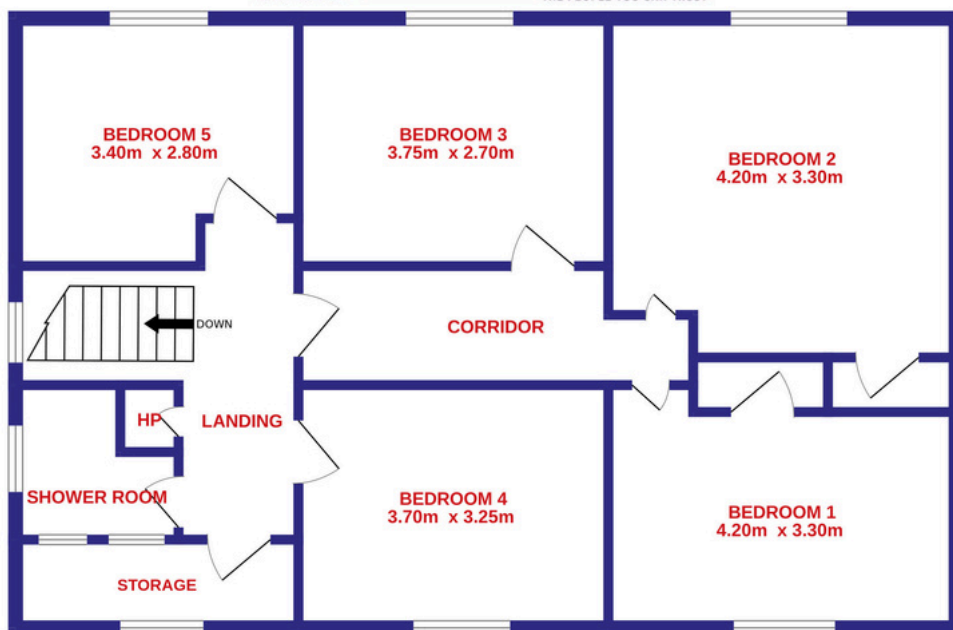
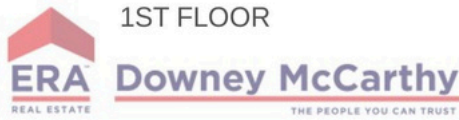


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR

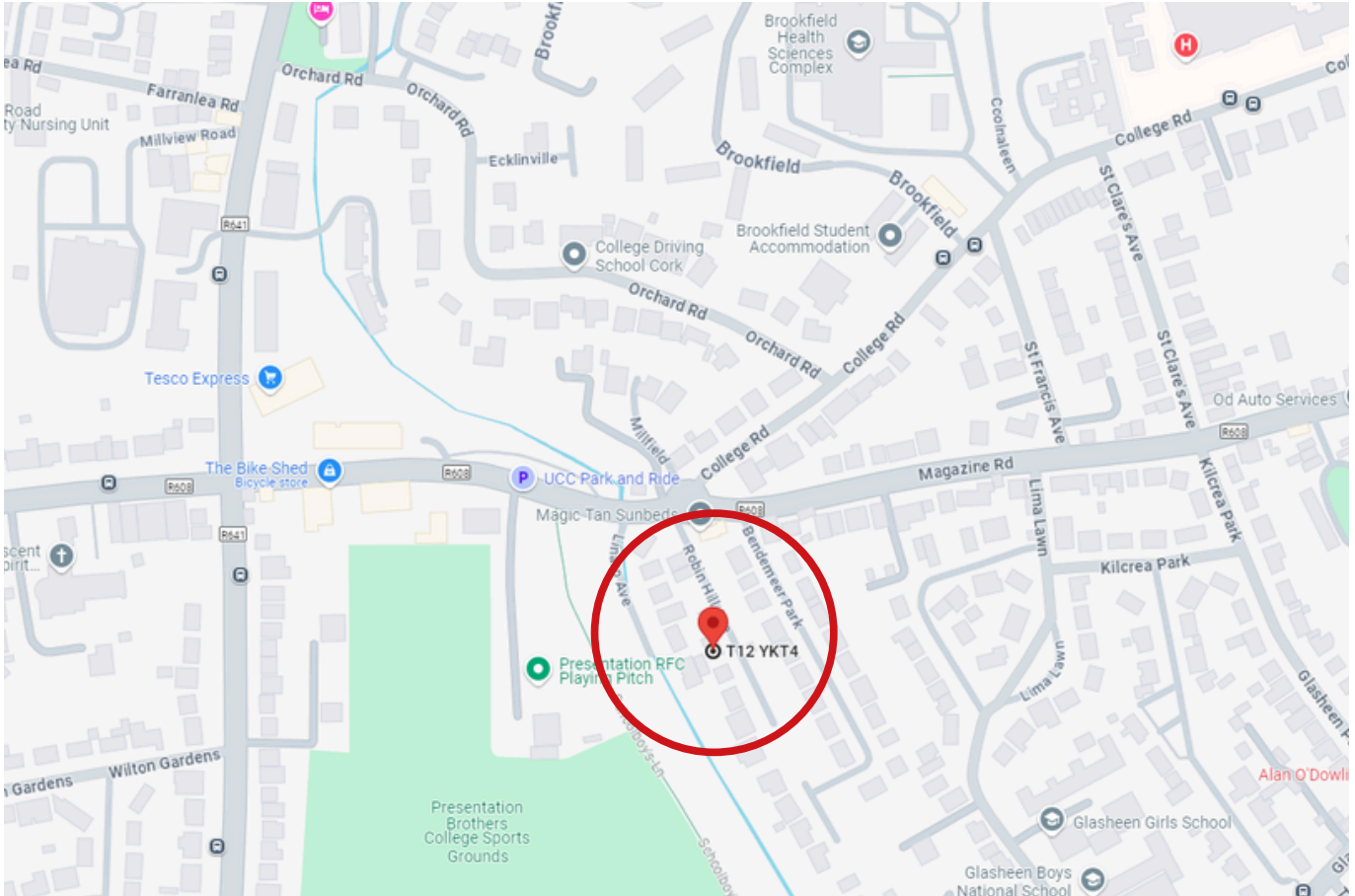


The front of the property is fully enclosed with block built walls and secure gates allow access to a cobble lock driveway which accommodates off street parking for one car. A pedestrian gate allows from the private road to the front door. The garden is laid to lawn with mature shrubs and plants surrounding same. Secure gates allow access to the rear of the property on both sides.

The rear of the property offers an enclosed courtyard with a concrete storage shed.

| DIRECTIONS

Please see Eircode T12 YKT4 for directions.



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THE PEOPLE YOU CAN TRUST

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