

'Ardmore', 19 St. Anne's Drive, Montenotte, Cork



ERA Downey McCarthy are proud to present to the market this superbly positioned and very well-maintained three bedroom semi-detached property, ideally located in a mature and highly sought after residential area in Montenotte. The property boasts a superb corner site, a south facing rear aspect and a large side garden with some development potential within close proximity to all amenities in St. Luke's and the city centre. This wonderful and distinctive property offers an excellent opportunity for those seeking a family home with the potential to extend further to the rear and side (SPP).

Accommodation consists of reception hallway, guest w.c, main hallway, living room, family room, kitchen/dining room on the ground floor. Upstairs the property offers three spacious bedrooms and the main family bathroom.

AMV: €450,000

BER E2

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PSRA No. 002584

| FEATURES

- Approx. 125.11 Sq. M. / 1,347 Sq. Ft.
- Built in the 1920's approx.
- Well-maintained throughout
- Three spacious bedrooms upstairs
- Large corner site with potential to extend to the side subject to planning permission
- South facing rear garden with a garage and another entrance gate
- Mature and highly sought after location
- Convenient to all amenities including the Gaelscoil and The Montenotte Hotel
- Close to local shops, bars, restaurants, sports clubs & 208 bus route
- Off street parking

| RECEPTION HALLWAY

1.81m x 1.44m (5'9" x 4'7")

A solid teak door with centre glass panelling allows access into the reception hallway. This hallway has carpet flooring, centre light fitting, neutral décor and doors leading to the guest w.c, a walk-in storage area and the main hallway.



| GUEST W.C

1.01m x 1.26m (3'3" x 4'1")

The guest w.c features a two piece suite, tile flooring, frosted window to the side of the property and centre light fitting.



| STORAGE

0.8m x 1.26m (3'3" x 4'1")

This storage space has timber flooring, centre light fitting and a fuse board.

| MAIN HALLWAY

3.03m x 3.01m (9'9" x 9'8")

The main hallway has carpet flooring, an alarm control point, centre light fitting, large window to the side of the property and two radiators.



| LIVING ROOM

4.58m x 4.01m (15'0" x 13'1")

This spacious living room has a feature bay window to the front of the property, flooding the room with extensive natural light. The room has carpet flooring, centre light fitting, radiator, a beautiful feature fireplace and two radiators.



| FAMILY ROOM

5.57m x 3.91m (18'2" x 12'8")

This extended room has one large window to the rear of the property, carpet flooring, two radiators, a fireplace with gas insert, two light fittings and a built-in display unit.



| KITCHEN/DINING

4.3m x 3.65m (14'1" x 11'9")

The kitchen/dining area has solid fitted units at eye and floor level with an extensive worktop counter, tile splashback and space for an oven/hob/extractor fan. There is one window overlooking the rear garden and a door allowing access to same. The room has wood effect vinyl flooring, one radiator, two light fittings, extensive storage and neutral décor. A door allows access to a storage space which houses the gas boiler.



| STAIRS AND LANDING

3.09m x 3.04m (10'1" x 9'9")

The landing area has carpet flooring, one centre light fitting, a smoke alarm and access to a storage press.



| BEDROOM 1

4.58m x 3.94m (15'0" x 12'9")

This is a large double bedroom with a feature bay window which overlooks the front of the property. The room has carpet flooring, two radiators, a built-in wardrobe unit for storage and centre light fitting.



| **BEDROOM 2**

3.61m x 3.89m (11'8" x 12'7")

Another spacious double bedroom has one window to the rear, carpet flooring, radiator, built-in wardrobe unit for storage, sink and vanity unit, and centre light fitting.



| **BEDROOM 3**

2.84m x 3.11m (9'3" x 10'2")

This bedroom has one window to the side of the property, carpet flooring, radiator, built-in wardrobe unit for storage and centre light fitting.



| **MAIN BATHROOM**

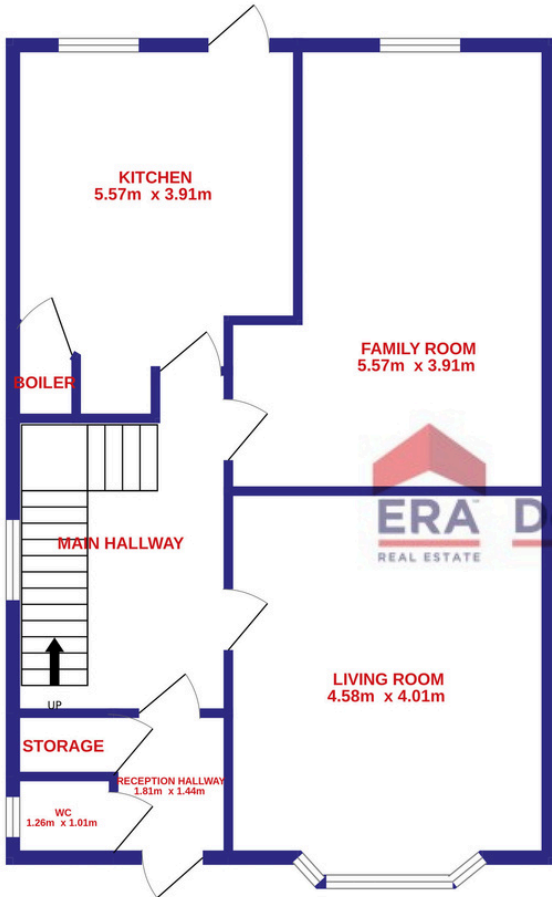
1.72m x 1.97m (5'6" x 6'4")

The main bathroom features a three piece suite including a built-in shower cubicle incorporating a Triton electric shower, frosted window to the side of the property, vinyl flooring, wall tiling, access hatch to the attic, neutral décor, extractor fan, wall-mounted light fitting and centre light fitting.

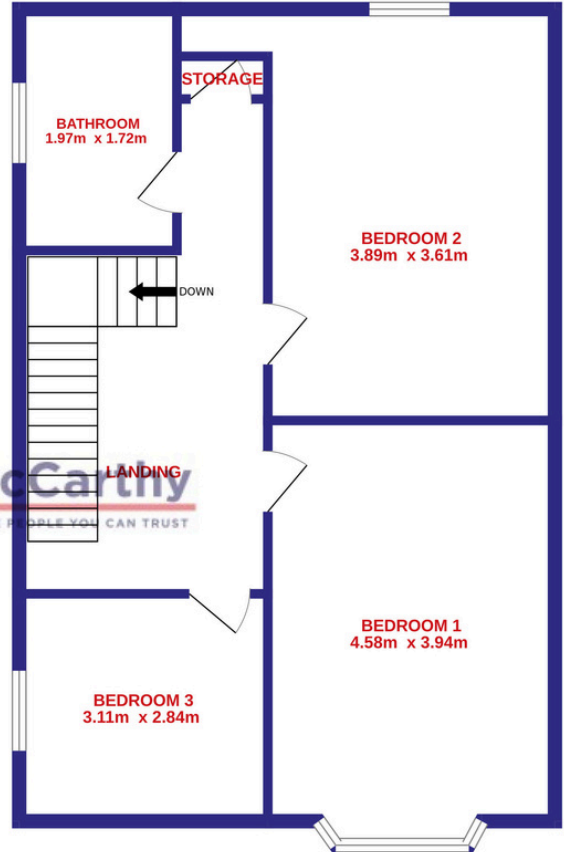


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR

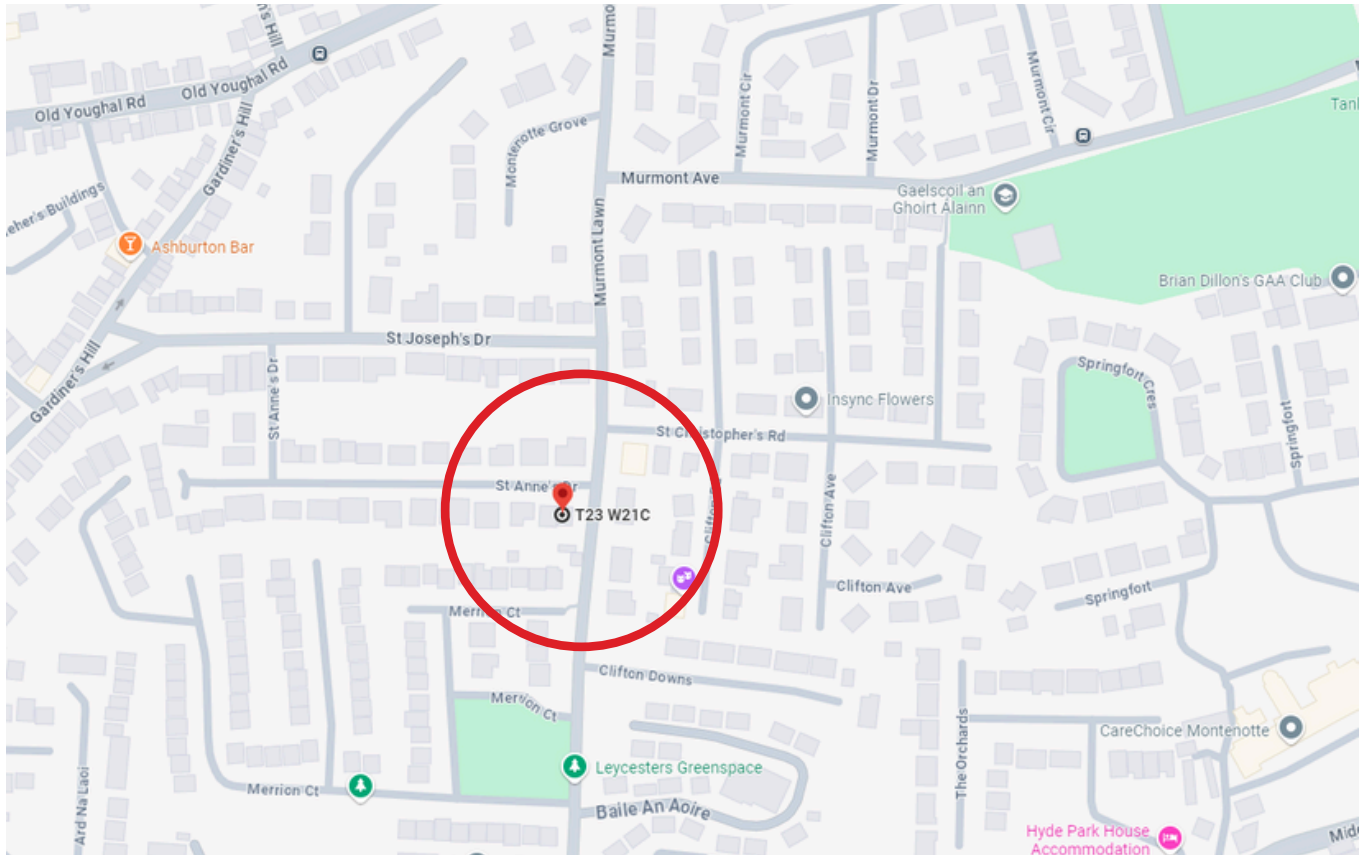


The front of the property is accessed via a secure gate. There is driveway to accommodate off street parking and a well-maintained garden area which is laid to lawn with mature shrubs and plants abounding. The front of the property is fully enclosed with block built walls.

The rear of the property has been beautifully maintained and boasts a south facing aspect. There is a garden area which is laid to lawn, a block built shed/garage, and access to a storage space, ideal for bin storage or for further parking space. The rear of the property is fully enclosed to all sides with block built walls and a gate at the back of the site leads out onto St. Christopher's Drive.

| DIRECTIONS

Please see Eircode T23 W21C for directions.



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