

The Poplars, Villa Nova, Douglas Road, Cork



AMV: €2,250,000

BER C2

60 South Mall, Cork.

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PSRA No. 002584

Welcome to The Poplars, an exquisite four bedroom detached home set on a secluded 1.62 acre site along the prestigious Douglas Road, in the heart of Cork. Enveloped by mature trees and lush greenery, this residence offers a perfect blend of privacy and tranquility - an idyllic location with the convenience of city living. With beautiful original features and spacious accommodation extending to over 2,300 sq.ft, the property also provides ample gardens and the potential for further development SPP. The Poplars presents a rare opportunity to own a private retreat while remaining close to all essential and recreational amenities. Viewing highly recommended.

Accommodation consists of open reception hallway/dining room, living room, rear hallway, utility room, guest w.c, kitchen and sitting room on the ground floor. Upstairs the property offers four spacious double bedrooms, an en suite bathroom, a dressing room, the main family bathroom and a storage closet. The property also has a fully floored attic which is being utilised for storage.

| FEATURES

- Exquisite detached home positioned on a private 1.62 acre site
 - Beautiful, private, and mature gardens surround the property
 - Approx. 214.06 Sq. M. / 2,304 Sq. Ft.
 - BER C2
 - Built in 1995
 - Designed by Magee Creedon Architects
 - Features many original interiors
 - All internal doors are salvaged original pine doors
 - Gas fired central heating
 - Double glazed hardwood teak framed windows
 - Four spacious double bedrooms
 - Fully floored attic space
 - Sought after residential location with close proximity to Douglas Village, Cork city centre
 - A host of amenities are within walking distance including Saint Finbarr's Hospital, South Infirmary Hospital, Japanese Gardens, local schools, bus routes, shops, bars, restaurants
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| RECEPTION HALLWAY/DINING ROOM

4.68m x 5.68m (15'3" x 18'6")

Pine double doors with original Georgian architrave welcomes you into the main reception hallway/dining room. This area is part double height, and features one set of wall-mounted light fittings, two hanging pendant light fittings and ceiling roses. The room has a cast iron fireplace with gas insert, attractive cornicing to all sides, suspended timber flooring, one window to the front of the property, and French double doors lead to the patio at the rear. To one side of the room there is an original Georgian folding partition doorway allows access through to the living room.



| LIVING ROOM

4.68m x 5.47m (15'3" x 17'9")

This spacious room is dual aspect with one bay window to the side of the property, and two sets of French double doors which both allow access to the rear. The room has a feature chandelier style centre light fitting, an original antique marble fireplace with stove insert, timber flooring, attractive cornicing to all sides and three wall-mounted light fittings.



| REAR HALLWAY

1.48m x 4.44m (4'8" x 14'5")

This hallway has tile flooring, two light fittings, and access to the utility room, guest w.c., and kitchen.



| UTILITY ROOM

1.47m x 2.14m (4'8" x 7'0")

The utility room has one window to the front of the property, tile flooring, one centre light fitting, original Belfast sink, fitted shelving, space for appliances and a wall-mounted gas burner.

| GUEST W.C

1.18m x 1.46m (3'8" x 4'7")

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



| KITCHEN

4.06m x 4.44m (13'3" x 14'5")

The bright and spacious kitchen area is triple aspect, with windows overlooking the front, rear, and side of the property. The room has an attractive centre light fitting, original Georgian door with attractive architrave, and tile flooring. The kitchen features fitted units at eye and floor level, gas fired hob, electric oven, integrated appliances and French double doors allowing access to the rear patio.



| SITTING ROOM

3.82m x 3.37m (12'5" x 11'0")

This second living space has a recessed alcove which accommodates a serving hatch, attractive centre light fitting, cornicing to all sides, a ceiling rose, one large triple window overlooking the rear garden, attractive cast iron and tile surround fireplace, timber flooring and a glazed door leads you to the patio.



| STAIRS AND LANDING

A timber staircase leads you to the first floor. The landing area has two windows to the front of the property, one window to the rear, two light fittings, stairs to the floored attic, access to a hot press and access to a walk-in storage closet.



| STORAGE CLOSET

1.66m x 1.02m (5'4" x 3'3")

This room has one window to the side of the property, timber flooring, one centre light fitting and fitted shelving.



| BEDROOM 1

4.82m x 3.55m (15'8" x 11'6")

This superb main bedroom is dual aspect with one large window to the rear of the property and one window to the side. The room has one centre light fitting, two wall-mounted light fittings, timber flooring, fitted wardrobe unit, and a door allowing access to the en suite bathroom.



| EN SUITE

3.11m x 1.76m (10'2" x 5'7")

This superb main bedroom is dual aspect with one large window to the rear of the property and one window to the side. The room has one centre light fitting, two wall-mounted light fittings, timber flooring, fitted wardrobe unit, and a door allowing access to the en suite bathroom.



| **BEDROOM 2**

3.93m x 3.27m (12'8" x 10'7")

A spacious double bedroom has one large window to the rear of the property, one centre light fitting, fitted wardrobe, one wall-mounted electric heater, timber flooring and a fitted wash hand basin with cabinet over.



| **BEDROOM 3**

4m x 4.52m (13'1" x 14'8")

This double bedroom is dual aspect with one window to the rear of the property and one window to the side. The room features timber flooring, one centre fitting piece, one wall-mounted electric heater. A door allows access into a dressing room.



| **DRESSING ROOM**

2.83m x 0.86m (9'2" x 2'8")

This room has one window to the front of the property, a fitted sink and a fitted wardrobe.



| **BEDROOM 4**

3.78m x 3.36m (12'4" x 11'00")

This large room is currently in use as an office but was originally built as the fourth bedroom. There is one window to the rear of the property, one window to the side, timber flooring, one centre light fitting, one wall-mounted light fitting and fitted shelving.



| **MAIN BATHROOM**

2.33m x 3.36m (7'6" x 11'0")

The main family bathroom features a four piece suite, one centre light fitting, one window to the front of the property, one wall-mounted electric heater, wall tiling, timber flooring and a display cabinet.



| **ATTIC**

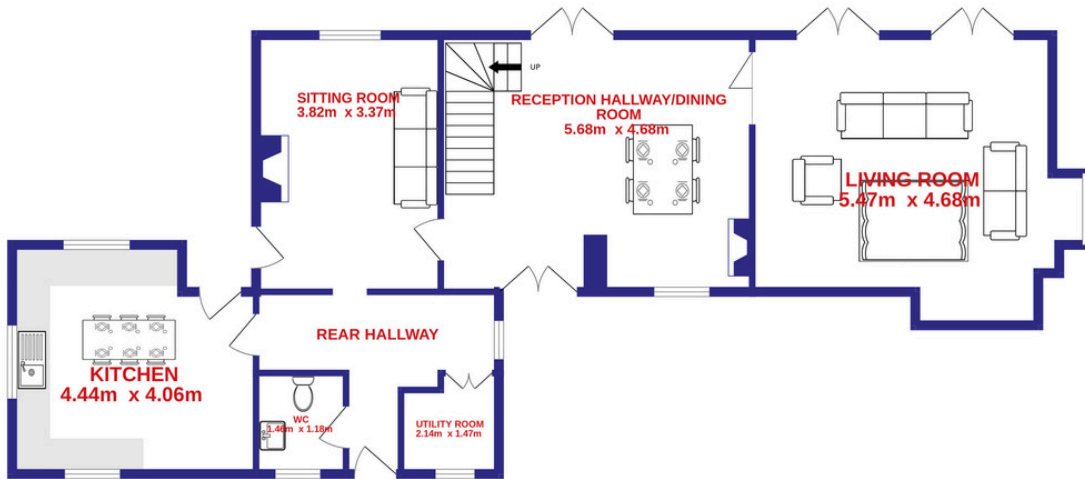
3.4m x 9.68m (11'1" x 31'7")


Stairs from the landing allow access to the spacious floored attic which is currently being utilised for storage. There are two fluorescent light fittings and one window to the side of the property.

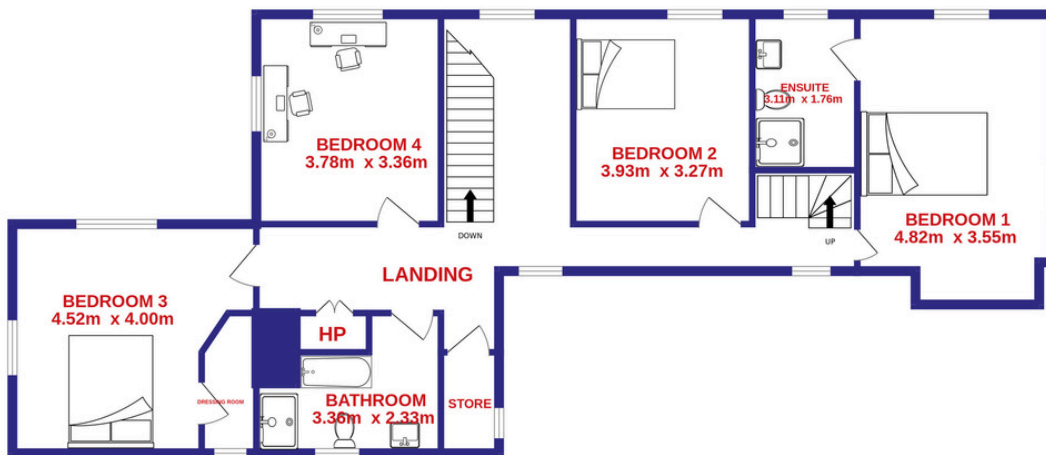


FLOOR PLAN

GROUND FLOOR



 1ST FLOOR
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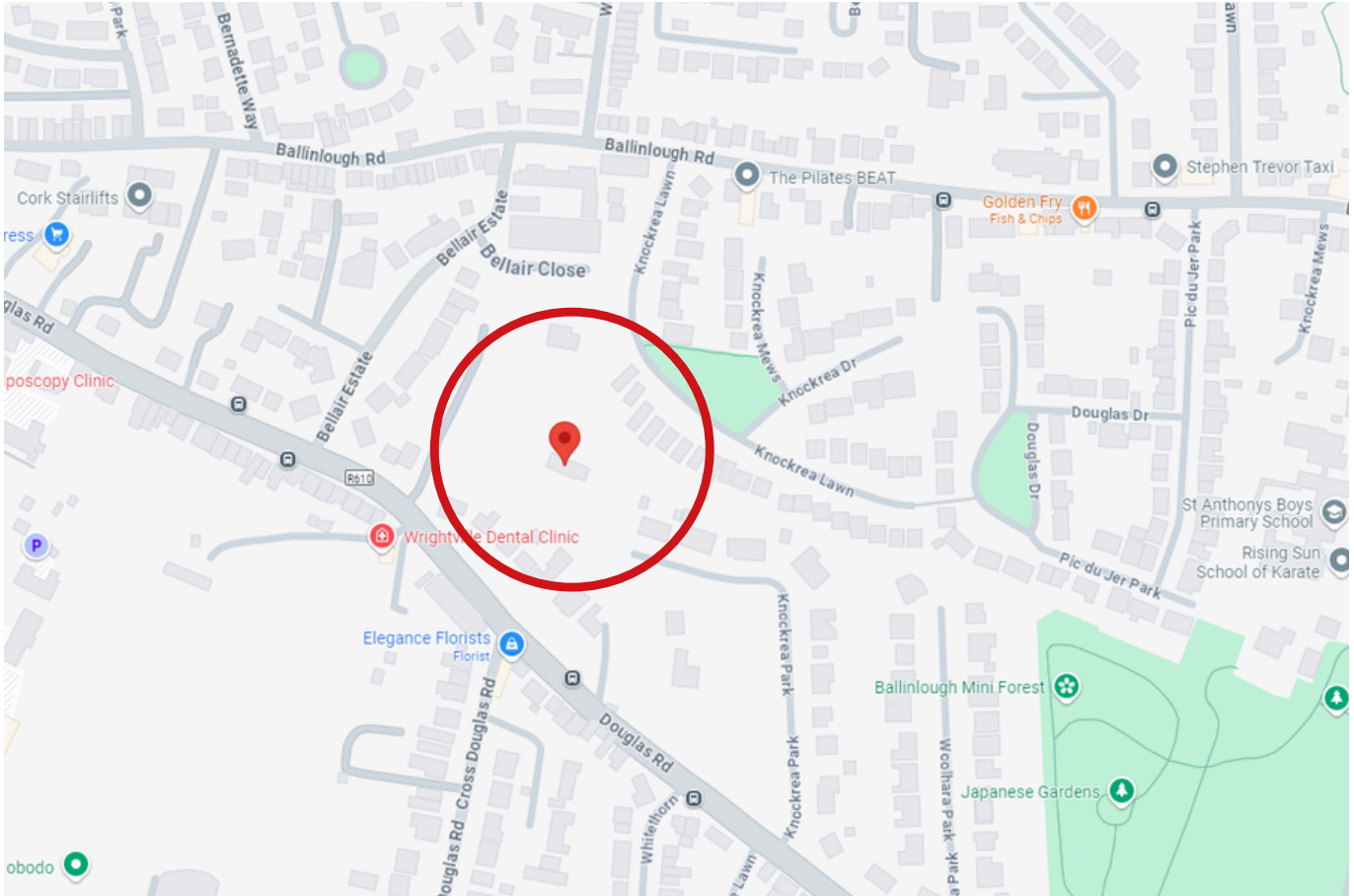
| GARDENS AND EXTERIOR



The front of the property is accessed via a sweeping driveway from the main Douglas Road. The property is surrounded by fully landscaped gardens to all sides. This offers superb development potential subject to planning permission.

| DIRECTIONS

Please see Eircode T12 YW5X for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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