

3 Ard Na Greine, St Lukes, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this four bedroom, three storey terraced period property which sits on an elevated site in the historic location of St Lukes, Cork. 3 Ard na Greine is a beautifully maintained period property, which retains many original features while also having been renovated to include rewiring, replumbing and tasteful modern décor. It benefits from its ideal location close to Cork city centre with all essential and recreational amenities just a stones' throw away, offering its new owners an exquisite living experience. Viewing highly recommended to appreciate what this property has to offer.

Accommodation consists of reception hallway, family room, kitchen, utility room and shower room on the ground floor. At first floor level the property has the main bathroom, a spacious double bedroom and second living area. On the second floor there are three additional double bedrooms.

AMV: €525,000

BER D2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 152 Sq. M. / 1,636 Sq. Ft.
- Built in 1902
- BER D2
- Gas fired central heating
- Gas combi boiler
- A mix of double and triple glazed windows
- Fully renovated to include rewiring, replumbing, modern décor
- Underpinned in 2017
- Roof re-slatted in 2017
- Original features throughout
- Original doors and joinery
- Four spacious double bedrooms
- Insulated and floored attic
- Impressive terraced rear patio and garden areas which have been landscaped
- Superb historical location
- 10 minutes' walk to Cork city centre
- Convenient to all essential and recreational amenities

| RECEPTION HALLWAY

7.35m x 1.38m (24'1" x 4'5")

The welcoming reception hallway has original tile flooring, wainscoting wall feature to both sides, two under stair storage spaces, and two ceiling lights, both with ceiling roses.



| FAMILY ROOM

3.57m x 3.98m (11'7" x 13'0")

The family room has a feature bay window, measuring 2.2m x 1.38m, which overlooks the front of the property. There is an impressive chandelier style light piece with ceiling rose, cornicing, a picture rail, original antique marble fireplace with tiled hearth, and original timber flooring sanded and varnished to a high quality finish.



| KITCHEN

3.58m x 3.43m (11'7" x 11'2")

A beautiful, modern kitchen features fitted units at eye and floor level with worktop counter and tile splashback, a stainless steel sink, wall-mounted vertical radiator, dishwasher, Rangemaster cooker with gas hob, two electric ovens and grill, and space for an American style fridge freezer. The room has recessed spot lighting, vinyl flooring, and ample power points. A door allows access to a rear patio area.



| UTILITY ROOM

3.64m x 1.78m (11'9" x 5'8")

Located to the rear of the hallway, the utility room has two windows to the side of the property, recessed spot lighting, vinyl flooring, power points, and one radiator. An archway allows access to a small area which has a wall-mounted gas burner, vinyl flooring, plumbing for a washing machine and dryer, and a door leading you through to the shower room.



| SHOWER ROOM

0.94m x 2.28m (3'0" x 7'4")

The shower room features a three piece suite including a shower cubicle incorporating a Mira electric shower, one window to the side of the property, floor and wall tiling, one centre light piece, extractor fan and a wall-mounted electric heater.



| FIRST FLOOR STAIRS AND LANDING

The stairs and landing are finished with carpet flooring throughout. At the half landing, there is one large window to the rear, one centre light piece with ceiling rose, wainscoting panelling, and steps allow access to the main family bathroom. The main landing has one centre light piece, and wainscoting.



| BATHROOM

2.1m x 2.18m (6'8" x 7'1")

This beautifully appointed bathroom features a four piece suite including a separate shower enclosure and antique roll top cast iron bath, one w.c, and an Edwardian style wash hand basin with fitted storage. There is one window to the rear of the property, tile flooring, tongued and grooved timber panelled ceiling, recessed spot lighting, extractor fan, a wall-mounted mirror and cabinet, and a wall-mounted heated towel rail.



| BEDROOM 1

3.57m x 3.52m (11'7" x 11'5")

Accessed via the main first floor landing, this spacious double bedroom has one large window to the rear of the property, one centre light piece with ceiling rose, picture rail to all sides, cast iron fireplace, attractive décor, original timber flooring sanded and varnished to a high quality finish, one feature wallpaper wall, and attractive décor throughout.



| LIVING ROOM

3.59m x 5.53m (11'7" x 18'1")

The spacious main living room has two sash windows to the front of the property, allowing extensive natural light to flood the area. The room features one centre light piece with ceiling rose, picture rail to all sides, antique marble fireplace with tiled hearth, attractive décor, original timber flooring sanded and varnished to a high quality finish, and one wall-mounted radiator.



| SECOND FLOOR STAIRS AND LANDING

The second stairs and landing are finished with carpet flooring throughout. At the half landing, there is a window to the rear. At the main landing, there is two light pieces, a Stira staircase accessing the attic, and wainscoting.



| BEDROOM 2

3.61m x 2.74m (11'8" x 8'9")

This double bedroom has one dormer window to the front of the property with timber shutters, one centre light piece, a cast iron fireplace, a wall-mounted radiator, attractive décor, and original timber flooring sanded and varnished to a high quality finish.



| BEDROOM 3

3.61m x 2.68m (11'8" x 8'7")

Another double bedroom has one dormer window to the front of the property with timber shutters, one centre light piece, a wall-mounted radiator, and original timber flooring sanded and varnished to a high quality finish.



| BEDROOM 4

3.56m x 3.55m (11'6" x 11'6")

This spacious double bedroom has one dormer window to the rear of the property with timber shutters, one centre light piece, a wall-mounted radiator, charming children's décor, and original timber flooring which has been sanded and varnished to a high quality finish.

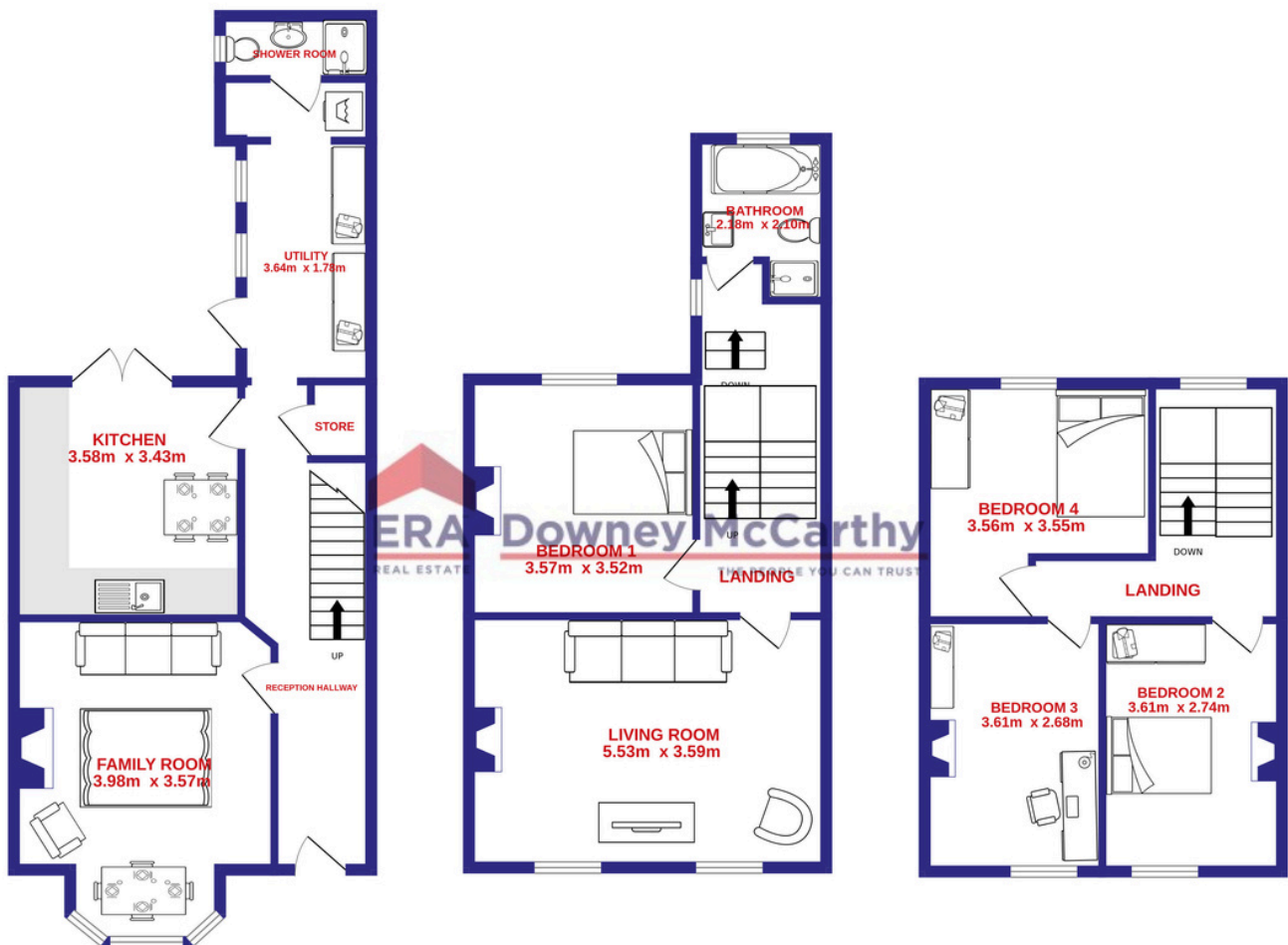


| FLOOR PLAN

GROUND FLOOR

1ST FLOOR

2ND FLOOR



| GARDENS AND EXTERIOR

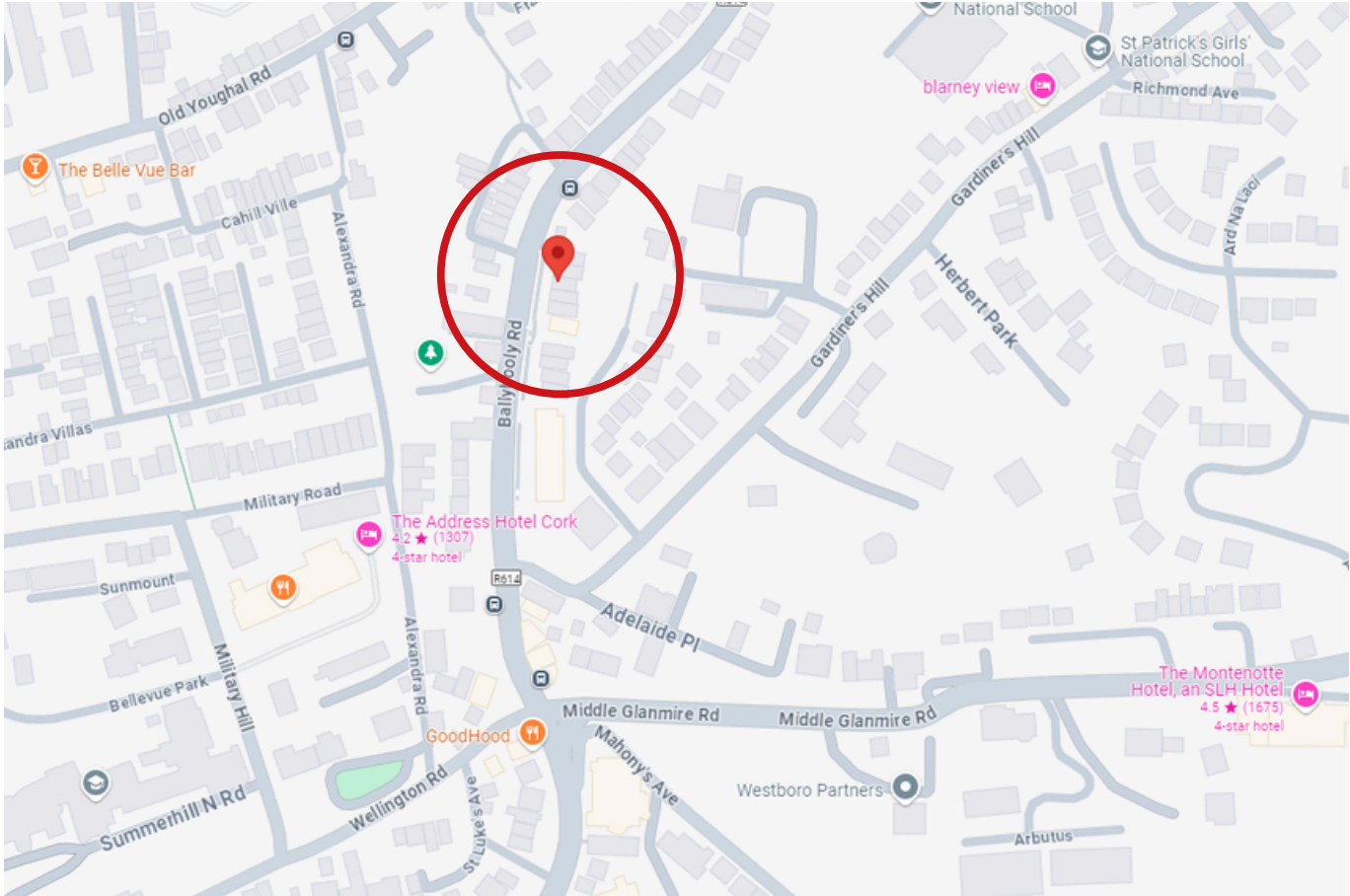


The front of the property is fully enclosed with wrought iron railings and a wrought iron gate. There is a garden area which is laid to lawn and a concrete path leading you to the front door.

The rear of the property has been beautifully finished. Steps lead from a patio area to four levelled garden areas, which have been landscaped and well laid out. There are impressive features throughout this garden to include purpose-built flower beds, a slide, and an eye-catching geodome.

| DIRECTIONS

Please see Eircode T23 E0C7 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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