

## 8 Mount View Terrace, Ballyhooly Road, St Lukes, Cork



ERA Downey McCarthy Auctioneers are delighted to offer to the market this beautifully presented, three bedroom, three storey townhouse which occupies a superb and convenient location within walking distance of St Luke's Cross and Cork city centre. With attractive high quality finishes throughout, viewing comes highly recommended to appreciate what this fine property has to offer.

Accommodation consists of reception hallway, living room, family room, extended kitchen/dining area, and guest w.c on the ground floor. On the first floor, the property offers two spacious double bedrooms. At second floor level, there is another double bedroom and the main family bathroom.

**AMV: €395,000**

**BER E1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Impressive well-maintained townhouse
- Approx. 132.07 Sq. M. / 1,422 Sq. Ft.
- Built in 1899 approx.
- Extended in 1987 approx.
- BER E1 - potential to go to an A2
- Attractive décor throughout
- Three spacious double bedrooms
- Fully enclosed rear garden
- Superb highly desirable location
- 10 minutes' walk to Cork city centre
- Located along the main bus route
- Convenient to all essential and recreational amenities

## | RECEPTION HALLWAY

7.7m x 1.74m (25'2" x 5'7")

A solid teak door allows access into the main reception hallway. The hallway has attractive tile flooring, feature centre light fitting, radiator, under stair storage, and attractive neutral décor.



## | LIVING ROOM

3.82m x 3.68m (12'5" x 12'0")

The main living room has one window overlooking the front of the property, solid timber flooring, centre light fitting, attractive neutral décor, and power points throughout.





## | FAMILY ROOM

3.54m x 3.21m (11'6" x 10'5")

This second sitting room has tile flooring, a feature open fireplace, centre light fitting, radiator, and plenty of space. An open arch allows access to the kitchen/dining area.



## | KITCHEN/DINING ROOM

3.86m x 5.12m (12'6" x 16'7")

The extended kitchen/dining area has solid fitted units at floor level, one large window to the rear and two Velux windows allow in lots of natural daylight. There is space for a fridge freezer, plumbing for a washing machine and dishwasher, space for an oven/hob/extractor fan, stainless steel sink, storage cabinets, radiator, and quality tile flooring throughout. A door allows access to the guest w.c.



## | GUEST W.C

1.94m x 0.83m (6'3" x 2'7")

The guest w.c features a two piece suite, a window to the rear, tile flooring, attractive neutral décor, centre light fitting and a towel rail.



## | FIRST FLOOR STAIRS AND LANDING

3.57m x 1.81m (11'7" x 5'9")

The stairs and first floor landing are fitted with carpet flooring throughout. At the top of the landing there is one window overlooking the back garden, radiator, centre light fitting, and smoke alarm.



## | BEDROOM 1

3.65m x 5.16m (11'9" x 16'9")

This double bedroom has two windows overlooking the front of the property, allowing in extensive natural light. The beautifully decorated room features attractive finishes, solid timber flooring, radiator, centre light fitting, storage space and power points.



## | BEDROOM 2

3.83m x 3.24m (12'5" x 10'6")

A spacious double bedroom that has a window overlooking the rear of the property, solid timber flooring, one large radiator, a built-in wardrobe unit, and power points.



## | SECOND FLOOR STAIRS AND LANDING

3.6m x 1.79m (11'8" x 5'8")

The stairs and second floor landing are fitted with carpet flooring throughout. At the top of the landing there is one window overlooking the rear garden, centre light fitting, smoke alarm, CO2 detector, and an access hatch to the attic.



## | BEDROOM 3

3.67m x 5.2m (12'0" x 17'0")

This double bedroom has one window to the front, carpet flooring, one radiator, one centre light fitting, neutral décor, and power points.



## | MAIN BATHROOM

3.58m x 3.3m (11'7" x 10'8")

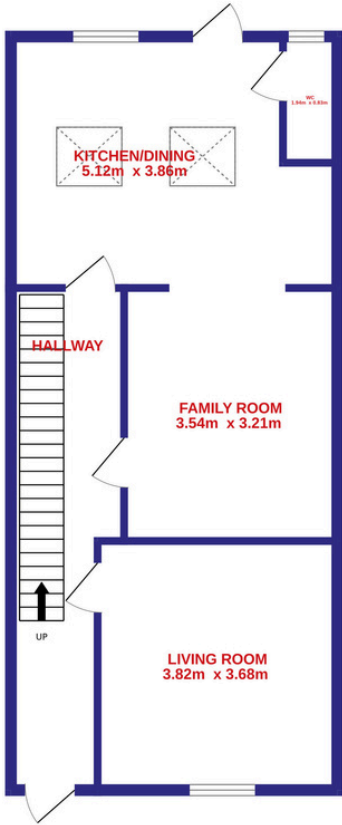
The main family bathroom features a three piece suite, including a large shower cubicle incorporating a power shower off the mains. There is one window to the rear, high quality tile flooring, centre light fitting, plenty of storage space, radiator, and attractive neutral décor. The gas boiler is also housed within this room.



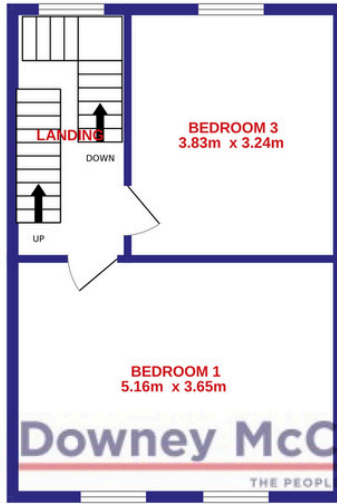


# | FLOOR PLAN

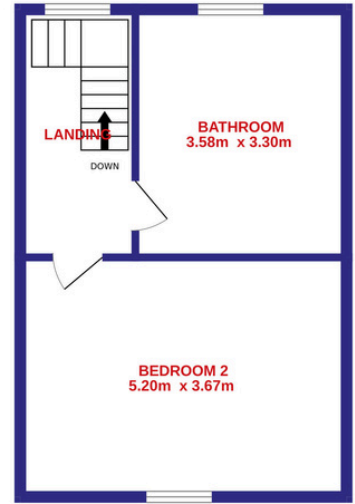
GROUND FLOOR



1ST FLOOR



2ND FLOOR



## | GARDENS AND EXTERIOR



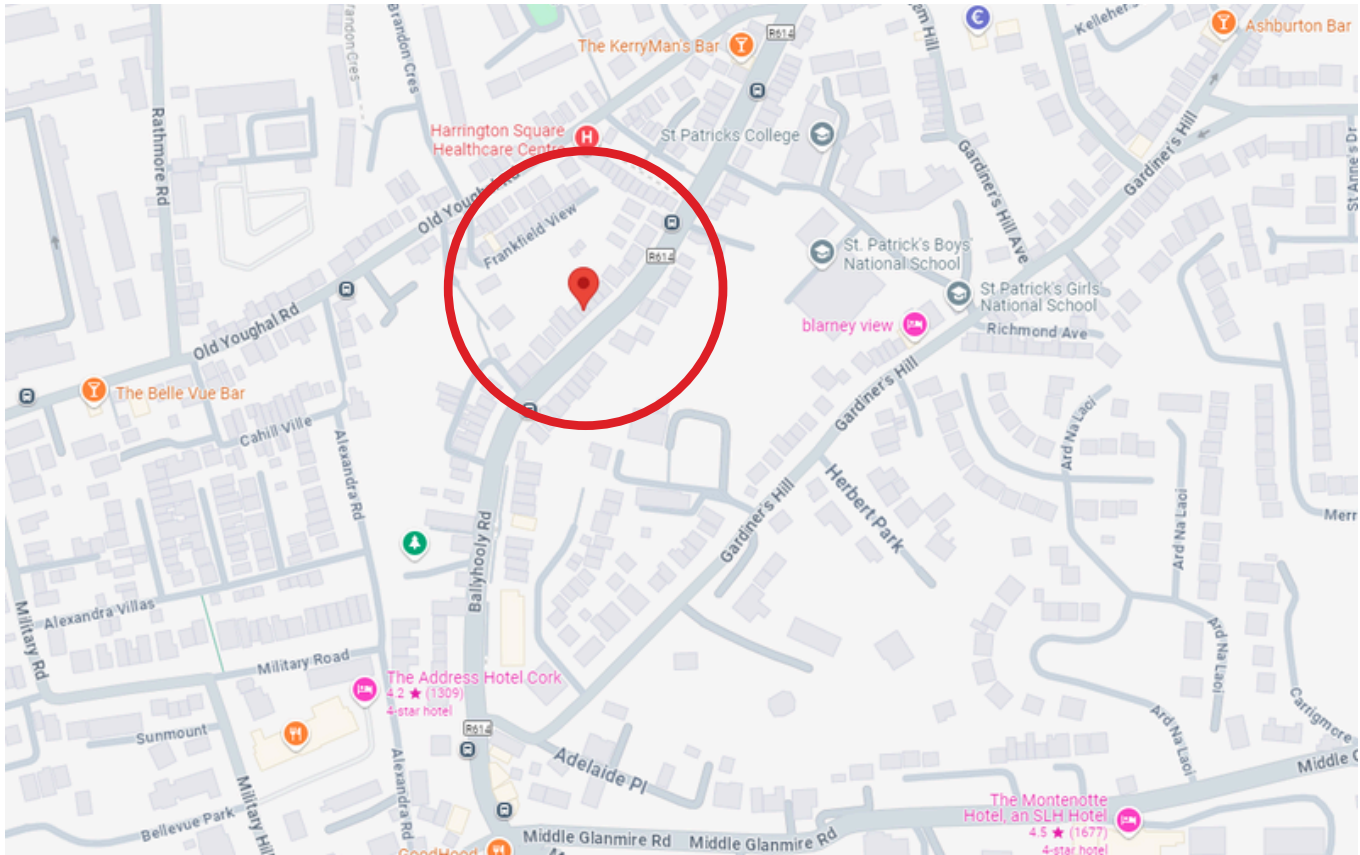
The front of the property is fully enclosed with block built walls. A wrought iron gate allows access to a pathway, and a garden area which is laid to lawn while mature shrubs and plants abound.

The rear of the property has a small yard and steps leading to a fully enclosed garden area. Great potential to create a wonderful outdoor entertaining space.



## | DIRECTIONS

Please see Eircode T23 E6T0 for directions.



## | ALL ENQUIRIES TO:



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