

## 4 Alexandra Place, Wellington Road, St Lukes, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market No. 4 Alexandra Place, Wellington Road, Cork. This elegant Victorian mid-terrace townhouse, which is arranged over three storeys above a basement, is currently configured to accommodate five own-door two bedroom apartments. While requiring extensive, and sympathetic refurbishment throughout, the property retains its generous proportions and many original architectural features and presents a rare opportunity to restore a period home of true character to its once former glory.

Alexandra Place is discreetly positioned within a private enclave boasting commanding views of Cork city within one of Cork's most desirable residential neighbourhoods, offering an exceptional blend of urban convenience and tranquil living. Situated close to the vibrant heart of Cork City, Alexandra Place provides residents with access to a rich selection of cafés, restaurants, boutique shops, and cultural attractions in the greater St. Luke's area.

**AMV: €450,000**

**BER EXEMPT**

**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

## | FEATURES

- Superb renovation project/investment opportunity
- Five own-door two bedroom apartments
- Approx. 270 Sq. M. / 2,900 Sq. Ft. inc. basement
- Built c. 1860
- BER Exempt
- Original period property features
- Prime location a stone's throw from St. Luke's Cross and all local amenities
- Walking distance to Cork city centre
- Close proximity to primary & secondary level schools, restaurants, shops, transport links, bars and music venues

## | RECEPTION HALLWAY

The main reception hallway has vinyl flooring, one centre light piece, and a door allowing access to the ground floor apartment.

## | APARTMENT 1

The hallway area has laminate flooring. There is a living room with one window to the front of the property, and an open arch allows access to the kitchen. Located off the hallway is a hot press for storage, one shower room, and bedroom 1 which has laminate flooring, one window to the rear, original period property features, one centre light piece, and built-in storage.

Steps allow access to bedroom 2. This bedroom has two windows to the side of the property, laminate flooring, and one centre light piece.

## | APARTMENT 2

A staircase with a large half landing has two windows to the side of the property, and leads to the first floor landing which has one centre light piece. Access to Apartment 2 is gained from here.

The hallway has carpet flooring. There is a living room with one window to the front of the property with superb views over the city, laminate flooring, one centre light piece, and an open arch allows access to the kitchenette. Located off the hallway is a hot press for storage, one shower room, and bedroom 1 which has one window to the rear, and one centre light piece.

Bedroom 2 has two windows to the front of the property with superb views, one radiator, built-in storage, and one centre light piece.

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## | APARTMENT 3

A staircase with a large half landing has two windows to the side of the property, and leads to the second floor which allows access to Apartment 3.

Within the apartment the hallway has carpet flooring, and access to a hot press which is shelved for storage. There is a living room with one window to the front of the building offering superb views over the city, and an open arch allows access to a kitchenette. Located off the hallway there is a shower room, and bedroom 1 which has one window to the rear of the property, carpet flooring, one radiator, and one centre light piece.

Bedroom 2 has one window to the front of the property with superb river and city views, carpet flooring, one radiator, built-in storage, and one centre light piece.

## | APARTMENT 4

Access to Apartment 4 which comprises of a two bedroom duplex apartment, is gained from the second floor landing.

A staircase from the landing to the half landing allow access to bedroom 1 which has one window to the rear. An additional staircase allows access to the top floor landing area which has carpet flooring, access to storage, and access to a shower room.

This apartment has a spacious open plan kitchen/dining area, which is dual aspect and benefits from fantastic views across Cork city. The living area has carpet flooring. The kitchen has vinyl flooring, units at eye and floor level, and one window to the rear. Bedroom 2 has a Velux window to the front of the property, built-in storage, one radiator, one centre light piece.

## | APARTMENT 5 - BASEMENT LEVEL

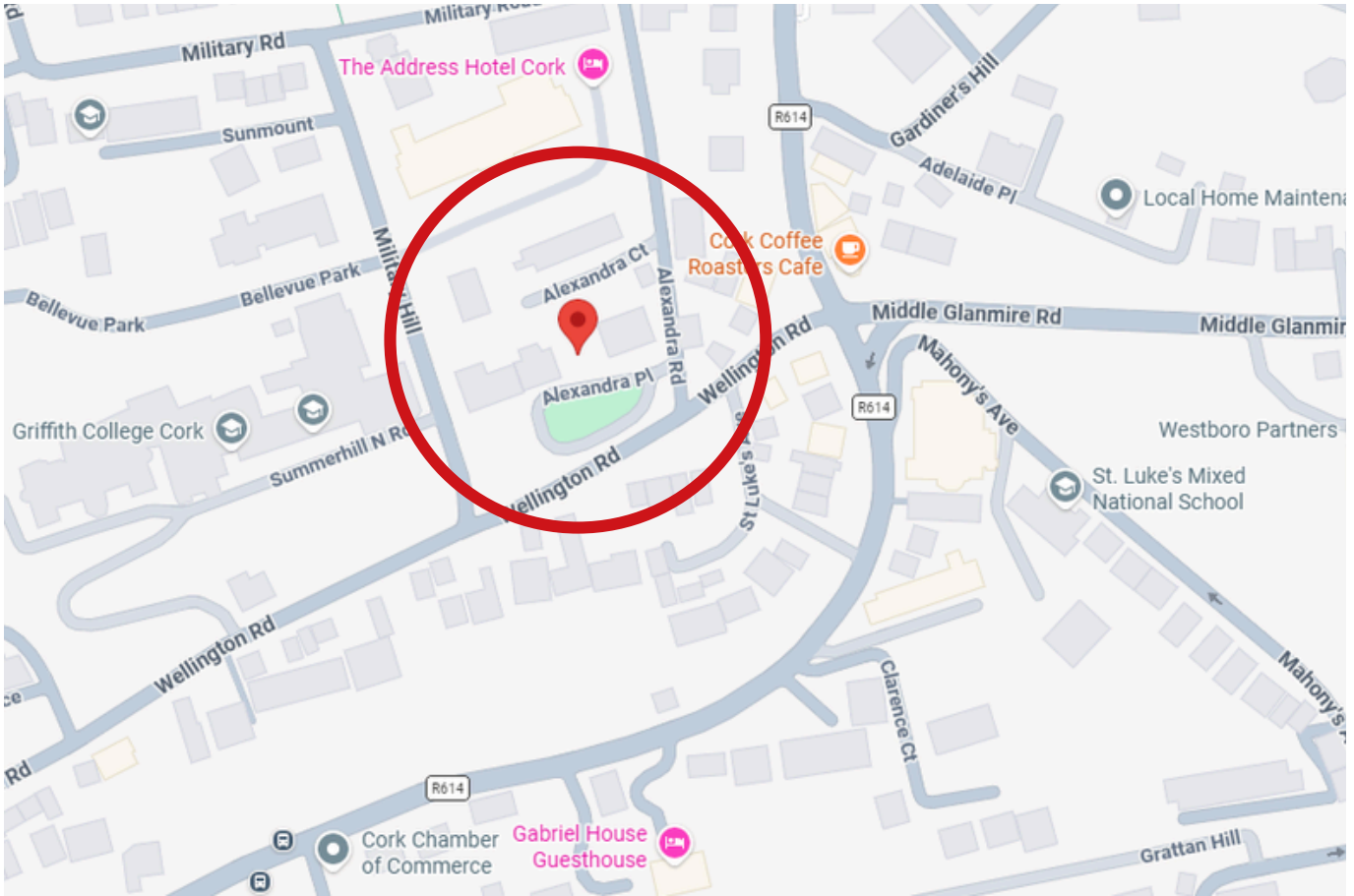
Located at basement level and accessed independently from the main residence this apartment offers a reception hallway, living room, kitchen/dining area, shower room and two bedrooms. Double doors off the living area allows access to the properties spacious rear garden.

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## | DIRECTIONS

Please see Eircode T23 Y020 for directions.



## | ALL ENQUIRIES TO:

**Garry O'Donnell** MIPAV, MMCEPI, TRV  
**087 7522244**  
[garry@eracork.ie](mailto:garry@eracork.ie)



**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

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