

## 25 Lansdowne Court, Old Youghal Road, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly positioned three bedroom end of terrace home, situated in a quiet mature residential development in a prime central location just a 10 minutes' walk to Cork city centre, St. Luke's Cross, and all amenities. The property offers a superb west facing rear garden and panoramic views over Cork city from its elevated site.

Accommodation consists of a porch, reception hallway, a splendid dual aspect open plan living room/dining room, and a galley kitchen on the ground floor, while upstairs the property offers three spacious bedrooms and a family bathroom.

**AMV: €275,000**

**BER E1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Stunning west facing rear aspect & panoramic views over Cork city
- Ideal First Time Buy/Lucrative Investment property with No Rent Cap
- Large rear garden offering future development potential
- Approx. 82.26 Sq. M. / 885 Sq. Ft.
- Built in 1975
- BER E1 with potential to increase to a B1
- Double glazed windows
- Piped for gas heating
- Three spacious bedrooms
- Adjacent to Bell's Field public park
- 10 minutes walk to Cork city centre

## | PORCH

A PVC door with glass centre and side panelling allows access to the enclosed porch area, which has tiled flooring, one centre light piece, and a teak door with glass panelling leading through to the main reception hallway.

## | RECEPTION HALLWAY

4.31m x 1.81m (14'1" x 5'9")

The hallway has vinyl flooring, one centre light piece, under stair storage, one telephone point, one alarm control point, one smoke alarm, and two power points.





## | LIVING ROOM/DINING ROOM

9.21m x 2.61m (30'2" x 8'5")

This fantastic dual aspect room has one window to the front of the property and one window to the rear, both including curtain rails, curtains, and Venetian blinds. The room has carpet flooring, two light pieces, a fireplace with gas insert, eleven power points, one telephone point, one television point, and a door to the rear allows access to the kitchen.



## | KITCHEN

4.26m x 1.81m (13'9" x 5'9")

The kitchen has built-in units at eye and floor level with worktop counter space and a stainless steel sink and drainer unit. The area offers space for a gas oven, and plumbing for a washing machine. The room has tiled flooring, one centre light piece, wall-mounted shelving, four power points, and a door with glazed centre panelling allowing access to the rear garden.



## | STAIRS AND LANDING

The stairs and landing are fitted with carpet flooring throughout. The landing area has one centre light piece, a Stira staircase allowing access to the attic, one smoke alarm, and two power points.



## | BEDROOM 1

4.55m x 2.6m (14'9" x 8'5")

A spacious double bedroom has one window overlooking the front of the property, including a Venetian blind and a curtain rail. The room has attractive décor, new high quality carpet flooring, and four power points.



## | BEDROOM 2

4.54m x 2.6m (14'8" x 8'5")

A spacious double bedroom has one window to the rear of the property offering breath taking panoramic views over Cork city centre and surrounds. The room has attractive décor, new high quality carpet flooring, one centre light piece, six power points, and access to a storage press which is shelved for storage.





### | **BEDROOM 3**

3.34m x 1.81m (10'9" x 5'9")

This generous sized single bedroom has one window to the rear of the property, offering panoramic views over Cork city. The room has attractive décor, new high quality carpet flooring, one centre light piece, and two power points.



### | **BATHROOM**

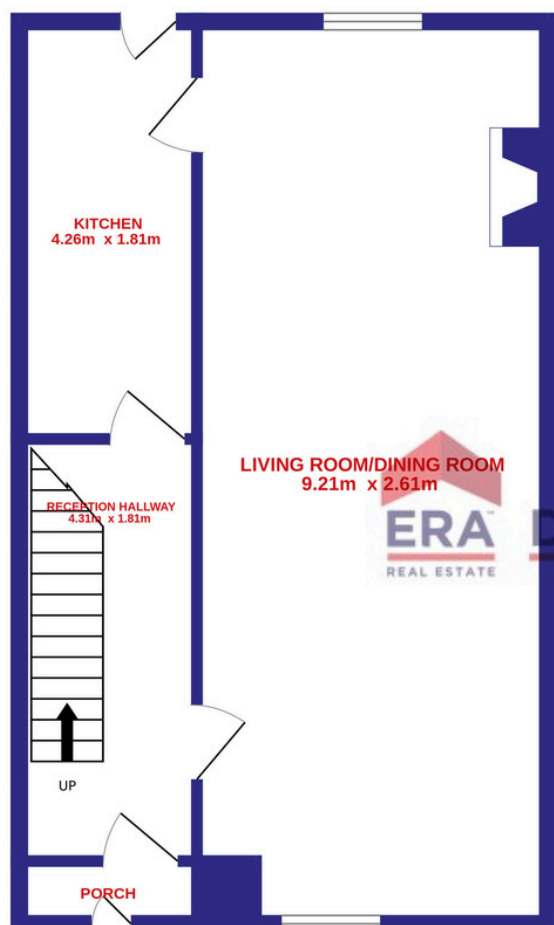
1.91m x 1.81m (6'2" x 5'9")

The bathroom features a four piece suite including a mains operated shower fitted over the bath. The room has vinyl flooring, tiling from floor to ceiling, one window to the front of the property, one centre light piece, one wall-mounted electric radiator, and one wall-mounted heater.

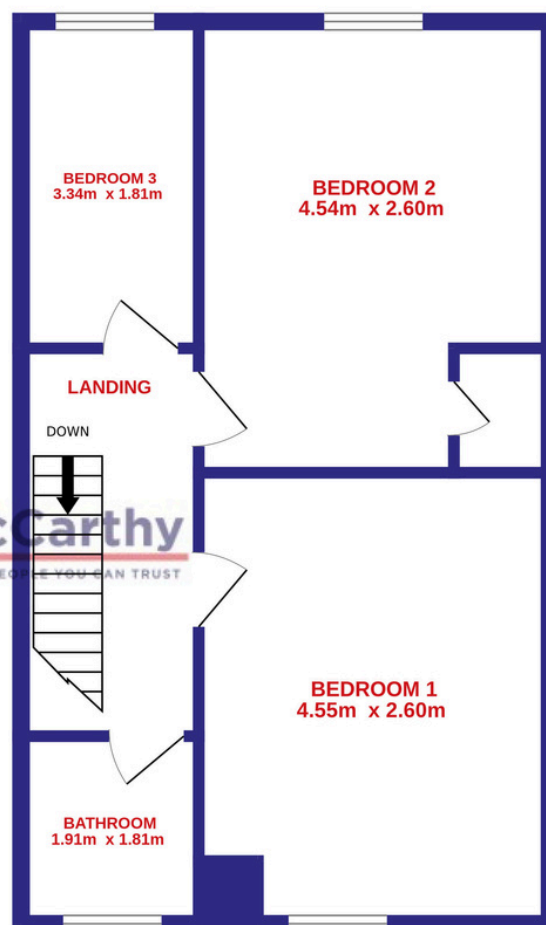


## | FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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## | GARDENS AND EXTERIOR

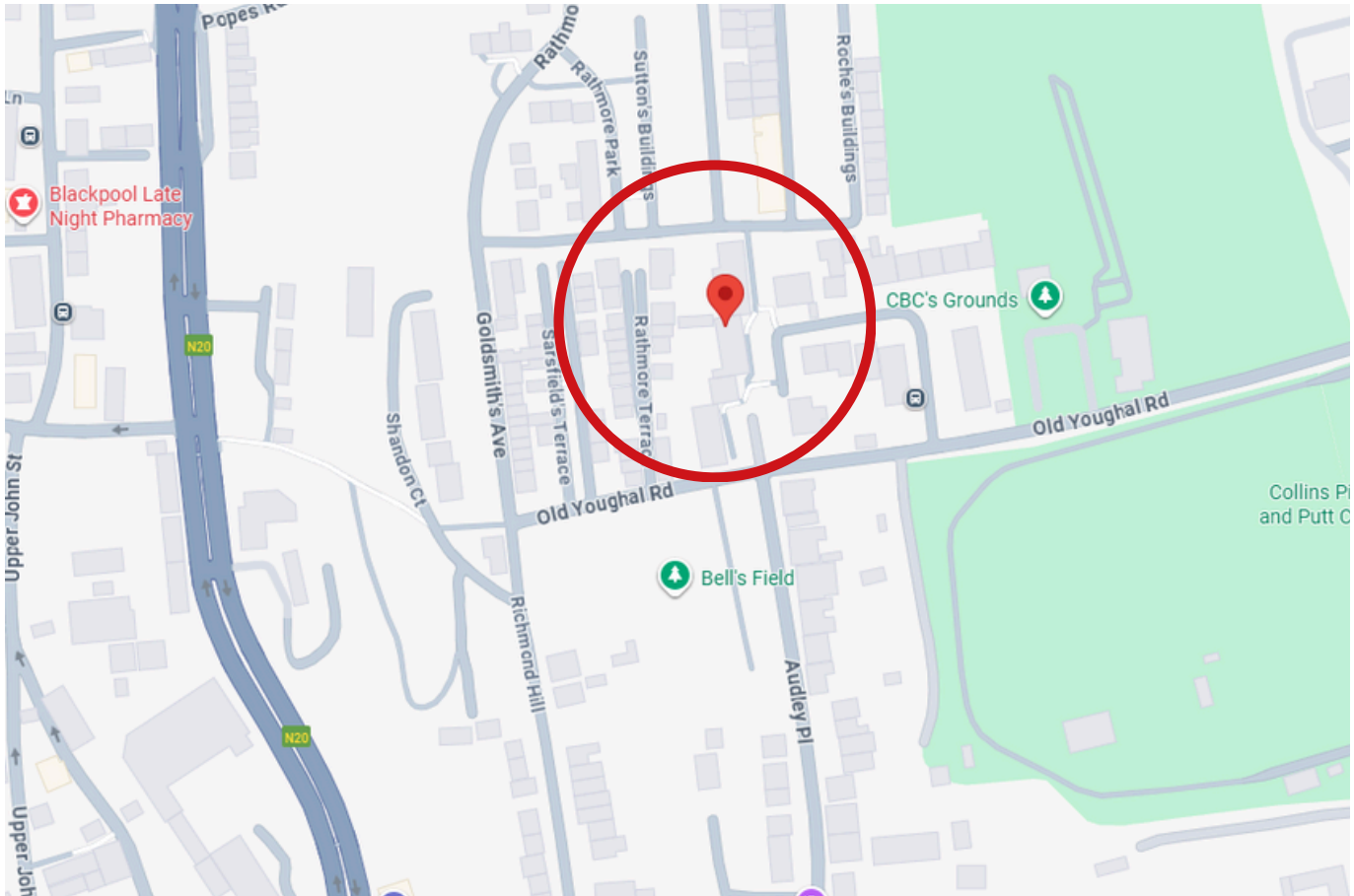


The front of the property has an enclosed front yard with mature shrubs and plants. A secure gate allows access to a shared side laneway allowing access to the rear garden.

The rear of the property has a superb garden which is laid to lawn and benefits from a sunny west facing aspect. The size of the garden offers a potential purchaser the opportunity to extend the property whilst still retaining a generous garden space. There are mature shrubs and plants planted within purposeful flowerbeds, and the property offers a spacious block built storage shed.

## | DIRECTIONS

Please see Eircode T23 HDX6 for directions.



## | ALL ENQUIRIES TO:

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