

## 37 Melbourn Road, Bishopstown, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this attractive four bedroom detached property, situated within the sought after and mature residential estate of Melbourn Road, Bishopstown. Presented in pristine condition throughout, the property is ideally located in a quiet cul-de-sac, close to the N40 South Ring Road network and is within walking distance of all amenities including MTU, shopping centres, shops, UCC, CUMH, bars & restaurants, schools and sports facilities.

Accommodation consists of reception hallway, living/dining room, sitting room, kitchen/breakfast room, rear hall, guest w.c and adjoined garage on the ground floor. Upstairs the property offers four spacious double bedrooms and the main family bathroom.

**AMV: €650,000**

**BER D1**

**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 detached home situated on a large site
- Recently underpinned & certified
- Approx. 165 Sq. M. / 1,776 Sq. Ft. (including adjoined garage)
- Built in 1971
- BER D1
- Oil fired central heating
- Double glazed PVC windows
- Four double bedrooms
- Adjoined garage primed for further development
- Beautifully landscaped and mature garden areas to the front and rear
- Fully enclosed and private rear garden and patio areas
- Ideal location within walking distance to MTU and all essential and recreational amenities close by including Wilton Shopping Centre, CUH, CUMH
- Quiet cul-de-sac location
- Easy access to the N40 road network

## | RECEPTION HALLWAY

2.12m x 4.25m (6'9" x 13'9")

A teak door leads you through to the welcoming, split-level reception hallway. This spacious hallway has original parquet wood block flooring, one centre light piece, attractive neutral décor, and a vintage open tread staircase allows access to the first floor.



## | LIVING/DINING ROOM

3.77m x 7.29m (12'3" x 23'9")

This superb and spacious room has two large windows overlooking the front garden, two feature light pieces, a feature marble and cast iron surround fireplace, original tongued and grooved timber flooring, two large radiators, and ample power points.



## | SITTING ROOM

5.2m x 3.02m (17'0" x 9'9")

This dual aspect room has one window to the side of the property, and one window to the rear. The area has original tongued and grooved timber flooring, cornicing to all sides, attractive décor and colour palette, one centre light piece, two radiators, and ample power points.



## | KITCHEN/BREAKFAST ROOM

3m x 5.94m (9'8" x 19'4")

The dual aspect kitchen/breakfast room has one window to the side of the property, and one window to the rear, flooding the room with extensive natural light. The area has two new attractive light pieces, neutral décor, solid timber flooring, one radiator, and cornicing to all sides.

The kitchen features modern fitted units at eye and floor level, with extensive worktop counter and tile splashback. The kitchen includes an integrated oven, hob, and extractor fan, plumbing for a dishwasher, plumbing for a washing machine, a stainless steel sink, and ample power points.



## | REAR HALL

2.5m x 1.64m (8'2" x 5'3")

Located off the kitchen/dining area, the rear hall has timber flooring, one centre light piece, a door to the side of the property, and a door to the rear patio. Doors from here also allow access to the guest w.c, a walk-in storage closet, and adjoined garage, respectively.



## | GUEST W.C

1.2m x 1.81m (3'9" x 5'9")

The guest w.c features a three piece suite including a bidet, one frosted window to the side, one centre light piece, and tile flooring.

## | GARAGE

5.46m x 2.76m (17'9" x 9'0")

The adjoined garage features double doors to the front, one glazed window to the rear, shelving, and fitted units at eye and floor level. The area is currently being utilised for storage, but could be used for further development of living accommodation within the property if required.

## | STAIRS AND LANDING

2.12m x 2.78m (6'9" x 9'1")

The large landing area has one window to the side of the property, cornicing to all sides, one centre light piece, tongued and grooved timber flooring, and access to a hot press.



## | BEDROOM 1

3.79m x 3.79m (12'4" x 12'4")

This large main bedroom has one window to the front of the property, tongued and grooved timber flooring, attractive décor, cornicing to all sides, fitted wardrobe unit, one centre light piece, and one radiator.



## | BEDROOM 2

3.78m x 2.8m (12'4" x 9'1")

A spacious double bedroom has one window to the front of the property, tongued and grooved timber flooring, attractive décor, cornicing to all sides, one wash hand basin and pedestal, fitted wardrobe unit, one centre light piece, and one radiator.



## | BEDROOM 3

3m x 2.81m (9'8" x 9'2")

This double bedroom has one large window to the rear of the property, carpet flooring, attractive décor, cornicing to all sides, one wash hand basin and pedestal, fitted wardrobe unit, one centre light piece, one wall-mounted light piece, and one radiator.



## | BEDROOM 4

3m x 3.73m (9'8" x 12'2")

Another spacious double bedroom has one large window to the rear of the property, carpet flooring, attractive décor, cornicing to all sides, one wash hand basin and pedestal, fitted wardrobe unit, one centre light piece, and one radiator.



## | BATHROOM

1.96m x 1.73m (6'4" x 5'6")

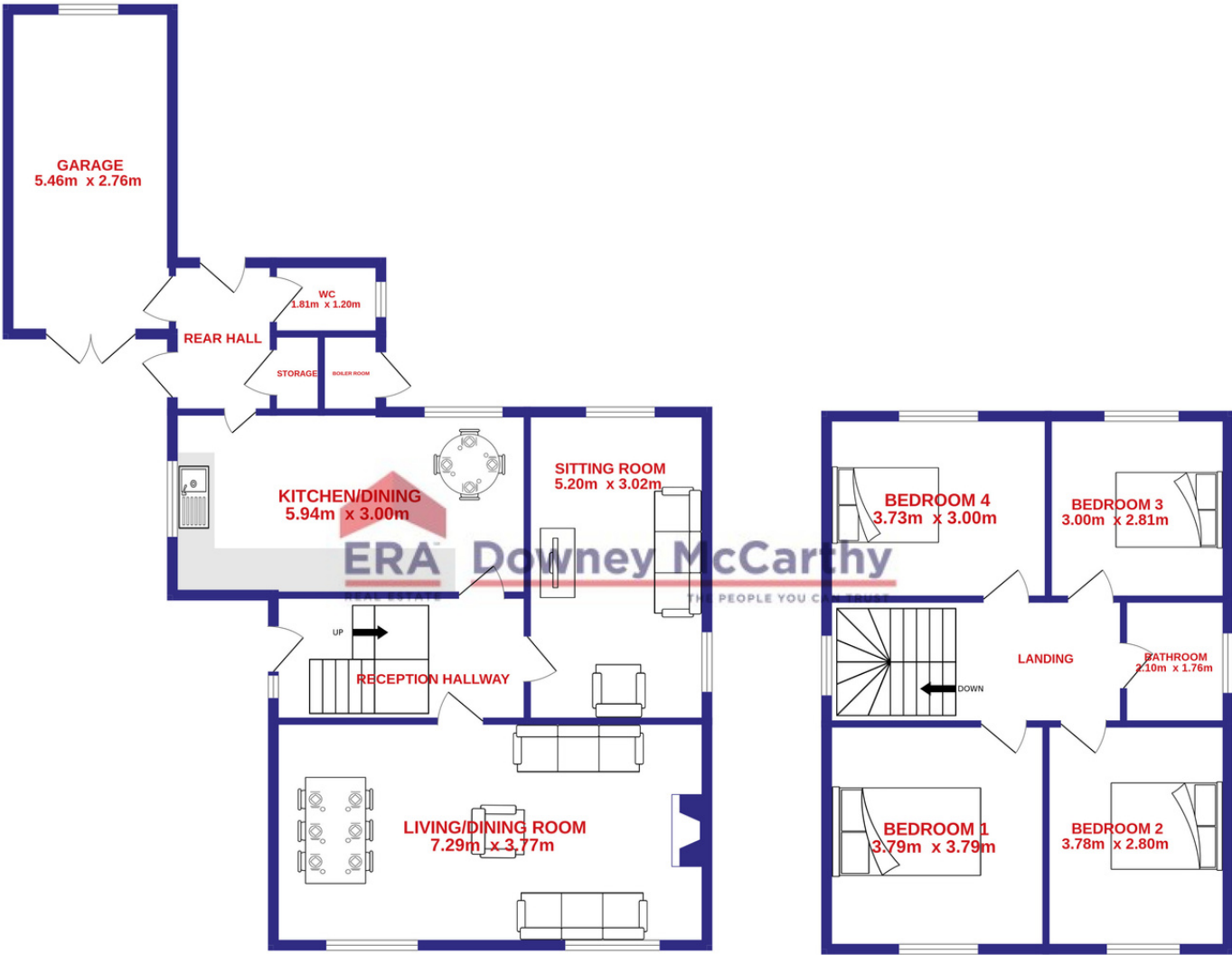
The refurbished main family bathroom features a three piece suite including a large shower cubicle, one frosted window to the side of the property, attractive floor and wall tiling, one radiator, one centre light piece, an extractor fan, and access to the attic.



| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



## | GARDENS AND EXTERIOR

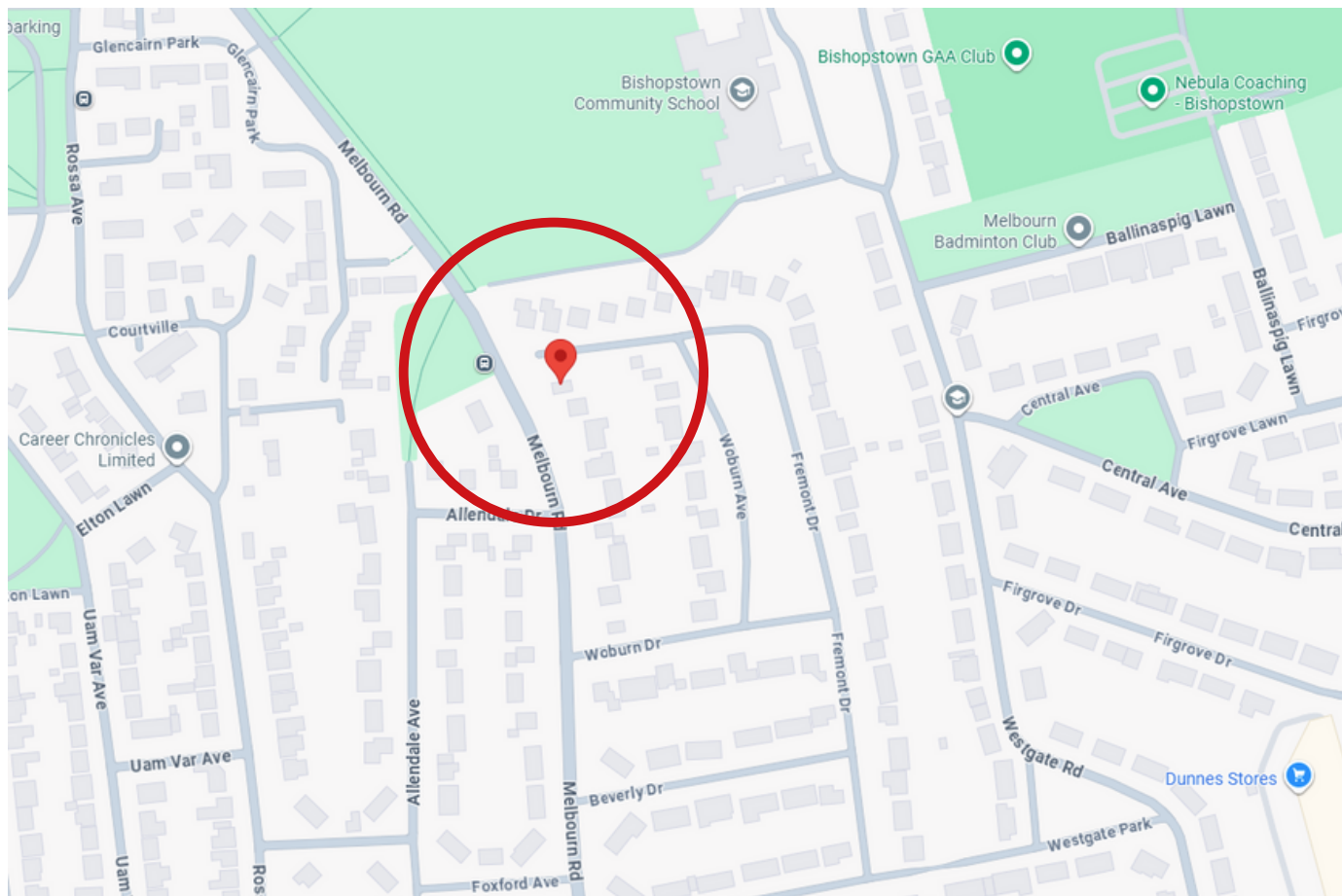


The front of the property has a large driveway and can accommodate off street parking for multiple vehicles. There are beautiful garden areas here which are laid to lawn with mature shrubs and plants abound.

The rear of the property is fully enclosed and offers a high level of privacy. There is a superb patio area which is ideal for outdoor entertaining in the warmer, summer months. Steps from this patio lead to a fantastic, large garden which is laid to lawn and well-manicured with mature shrubs and plants throughout, and to a second maintenance free gravel area towards the rear.

## | DIRECTIONS

Please see Eircode T12 YN0N for directions.



## | ALL ENQUIRIES TO:

**Sean McCarthy**  
**086 8385768**  
**sean@eracork.ie**



**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

**Disclaimer:** The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.