

## 9 Woodland View, Old Youghal Road, Cork



ERA Downey McCarthy Auctioneers are delighted to launch to the market this superbly presented and well-maintained three bedroom terraced property located on Old Youghal Road. This deceptively spacious property has a lot to offer potential purchasers due to its location close to Cork city centre and with local amenities and public transport on its doorstep. Viewing highly recommended to appreciate what this home has to offer.

Accommodation consists of reception hallway, living room, kitchen/dining, utility room, rear hall, and bathroom on the ground floor. Upstairs the property offers three spacious bedrooms.

**AMV: €295,000**

**BER D1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 86.49 Sq. M. / 931Sq. Ft.
- Built in 1900
- BER D1
- Gas fired central heating
- Mix of double and single glazed windows
- Original features throughout
- Impressive restored flooring and doors
- Three bedrooms
- Fully enclosed rear courtyard with Indian sandstone patio and integrated seating
- 10 minutes' walk from Cork city centre
- Close to local amenities including shops, bars, cafes, schools, church, bus routes
- Ideal first time buy or investment opportunity

## | RECEPTION HALLWAY

7.96m x 1.03m (26'1" x 3'3")

A solid wooden door with glass panelling allows access to the main reception hallway. The welcoming reception hallway has attractive slate tile flooring, neutral décor, one centre light piece, high dado rail, access to the meter board, smoke detector, and one radiator with radiator cover.



## | LIVING ROOM

3.74m x 3.88m (12'2" x 12'7")

The spacious main living room has original wide timber flooring which have been restored, neutral décor, one centre light piece, one window to the front of the property with recessed shutters, one radiator, high dado rail, six power points, and a working stove.



## | KITCHEN/DINING

3.5m x 3.12m (11'4" x 10'2")

The kitchen/dining area has one window overlooking the rear courtyard, neutral décor, high grade vinyl flooring, one centre light piece, dining space, ample power points and one radiator. The kitchen includes fitted cream units at eye and floor level in an L-shape with extensive worktop counter and impressive tile splashback, an integrated oven/ceramic hob/extractor fan, integrated dishwasher, a stainless steel sink, eight power points, space for an under counter fridge and freezer.



## | UTILITY ROOM

2.11m x 1.29m (6'9" x 4'2")

The utility space features tile flooring, one window, one centre light piece, power points, worktop counter, sink, and space for a washing machine and dryer.



## | REAR HALL

0.87m x 1.65m (2'8" x 5'4")

This area has access to under stair storage, a door with frosted glass panelling to the rear, access to the hot press, one centre light piece, and a sliding door allows access to the shower room.

## | BATHROOM

2.58m x 1.55m (8'4" x 5'0")

Located on the ground floor, the bathroom features a three piece suite including a shower cubicle incorporating a Triton electric shower, modern vanity unit, neutral floor and wall tiling, one centre light piece, one wall-mounted light piece, one window to the side of the property, one radiator, and one extractor fan.



## | STAIRS AND LANDING

3.5m x 3.55m (11'4" x 11'6")

An original timber staircase with neutral handrail and spindles leads to the first floor. At the half landing there is one window to the rear and access to the boiler. The main landing area has a continuation of the timber flooring, neutral décor, one centre light piece, one wall-mounted light piece, two power points, smoke detector, and an access hatch to the attic. The landing also offers space for a home office desk/study space if required.



## | BEDROOM 1

3.75m x 2.5m (12'3" x 8'2")

A spacious double bedroom has one dormer window to the front, attractive neutral décor, timber flooring, one centre light piece, two power points, space for a free standing wardrobe, and one radiator.



## | **BEDROOM 2**

3.75m x 2.49m (12'3" x 8'1")

Another generous sized double bedroom has one dormer window to the front, attractive neutral décor, timber flooring, one centre light piece, two power points, space for a free standing wardrobe, and one radiator.



## | **BEDROOM 3**

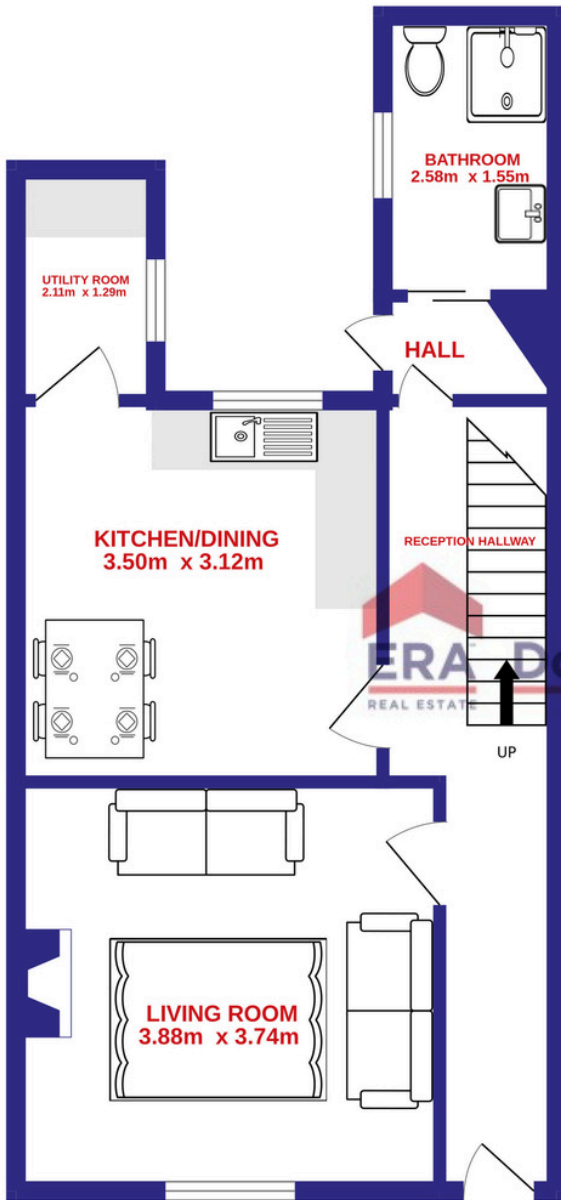
3.53m x 3.2m (11'5" x 10'4")

This spacious double bedroom has one dormer window to the rear, attractive neutral décor, timber flooring, one centre light piece, four power points, space for a free standing wardrobe and chest of drawers, and one large radiator.

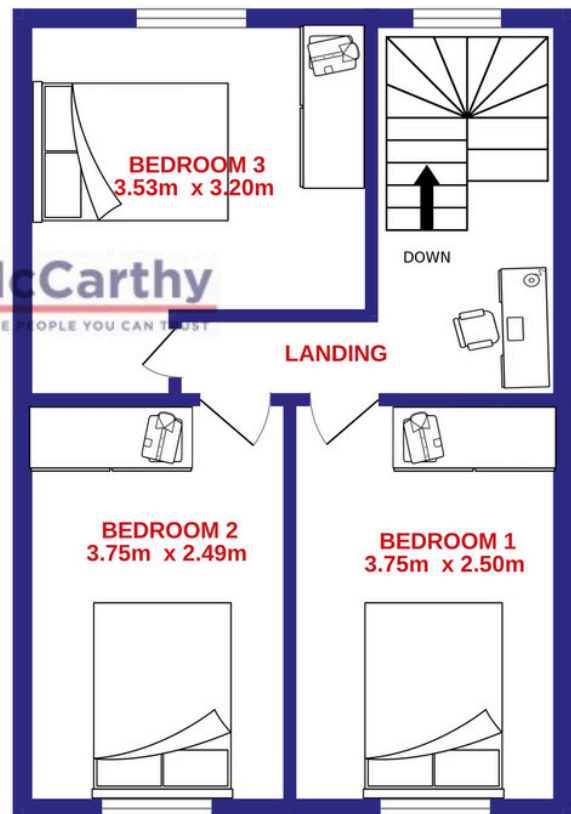


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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## | GARDENS AND EXTERIOR

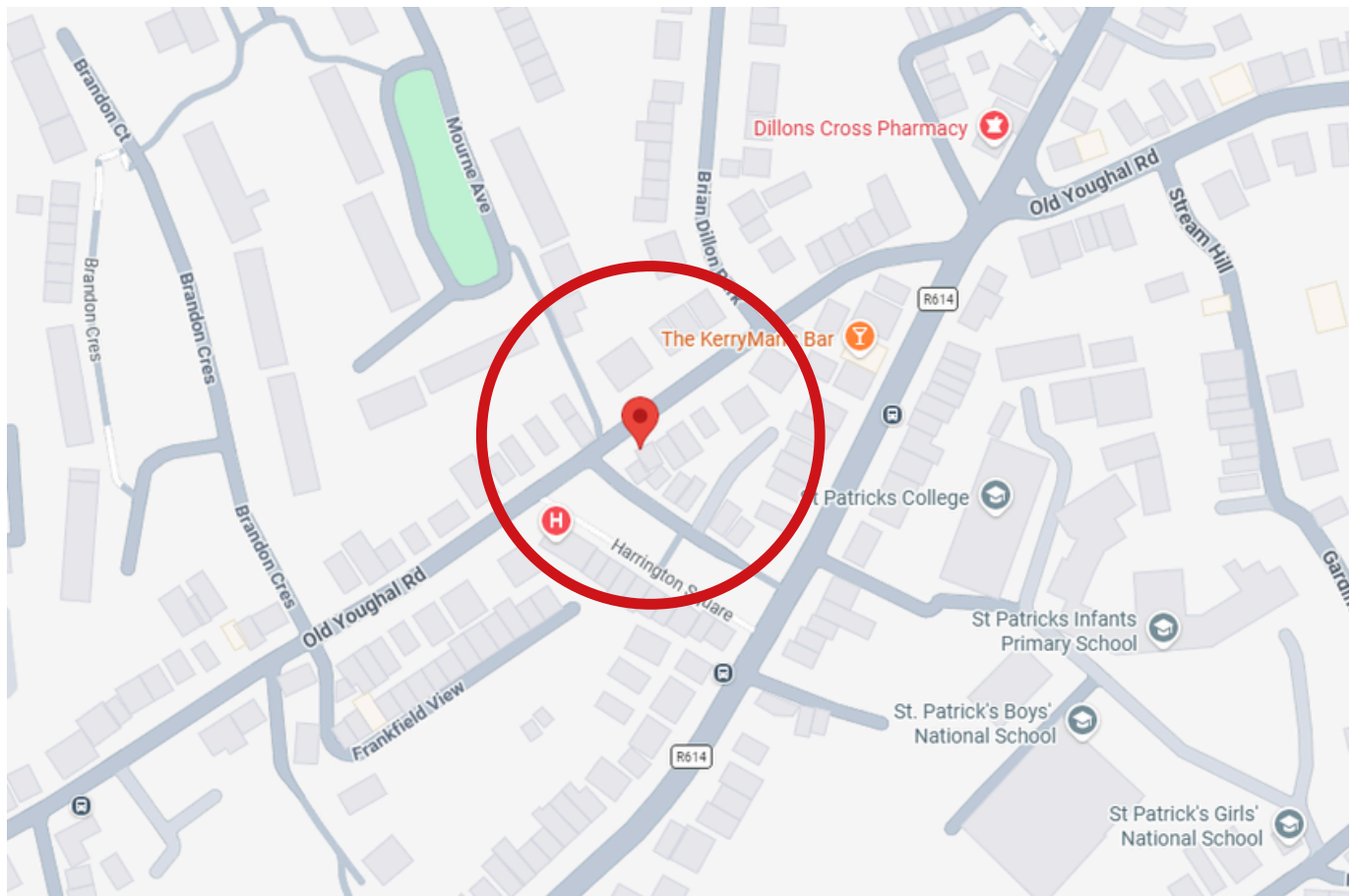


The front of the property is fully enclosed with attractive cast iron gate, railings, and a block built wall. There is a maintenance free gravel area and terracotta style paving leads to the front door.

The rear of the property has a superb, fully enclosed Indian sandstone patio area which features newly installed integrated seating. There is access to a shed, ideal for storage.

## | DIRECTIONS

Please see Eircode T23 V8C5 for directions.



## | ALL ENQUIRIES TO:

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