

## 2 St. Finbarr's Place, Lough Road, The Lough, Cork



Michael Downey of ERA Downey McCarthy Auctioneers is proud to present this most attractive and very spacious, five bedroom, end of terrace property to the market. The property benefits from a fabulous rear garden, complete with a garden room, and an exceptional location, overlooking the water at the Lough. The property was extended to the rear in recent years and the attic was converted many years ago. This property has huge potential to make a fine family home with a wonderful garden in the heart of the city. A wide range of amenities are within easy walking distance, including UCC, The Bons Secours Hospital, local schools, shops and bars, as well as being only 1.5kms from Cork city centre.

Accommodation consists of reception hallway, living room, kitchen, an extension houses an open plan dining/living area plus a double bedroom and an en suite bathroom, (this is likely to be changed/opened up into living space/sunroom by any prospective buyer). There is a bathroom, plus another bedroom. At first floor level the property offers three bedrooms and a shower room. The two bedrooms to the front overlook the Lough and have the potential to be converted into one fine spacious master bedroom. On the second floor there is a spacious attic conversion providing another room, that could be ideal as a study/home office, and another en suite bathroom.

**AMV: €395,000**

**BER E1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 157.73 Sq. M. / 1,698 Sq. Ft.
- Built in 1900's approx.
- BER E1
- Superb location overlooking The Lough
- Five bedrooms, 2 downstairs and 3 upstairs
- Attic conversion with en suite
- Extended to the rear in 2010
- Very long rear garden
- Unique feature garden room
- Natural gas central heating
- In need of modernisation, great potential
- Close to all amenities including UCC, CUH/CUMH, and Bons Secours Hospital
- Excellent public transport links
- 10 minutes' drive from Cork city centre

## | RECEPTION HALLWAY

7.33m x 1.72m (24'0" x 5'6")

A PVC door with frosted glass panelling allows access into the main reception hallway. The spacious hallway has tile flooring, one centre light fitting, one radiator, and access to storage.



## | LIVING ROOM

3.92m x 3.56m (12'8" x 11'6")

The spacious living room has one window to the front of the property, a fireplace with an open insert, one centre light fitting, one radiator and wooden flooring.



## **| BEDROOM 1**

3.35m x 2.61m (10'9" x 8'5")

This double bedroom has laminate flooring, one window to the rear, built-in storage units, one centre light fitting, and one radiator.



## **| KITCHEN/LIVING/DINING**

9.4m x 4.29m (30'8" x 14'0")

This very spacious open plan room is triple aspect with windows to either side, and to the rear.

The kitchen features solid fitted units at eye and floor level with extensive worktop counter, stainless steel sink, space for an oven/hob/extractor fan, space for a fridge freezer. An open arch allows access into the dining/living area.



The dining/living area is bright and spacious with feature large windows to the side. There is recessed spot lighting, timber flooring, one radiator, and the gas boiler is housed here. Double glass doors allows access to the rear garden.



## | BATHROOM

1.84m x 1.79m (6'0" x 5'8")

The bathroom features a three piece suite including a built-in shower cubicle incorporating a Triton T80 SI electric shower, one frosted window to the rear, one radiator.



## | BEDROOM 2

3.3m x 3.19m (10'8" x 10'4")

This dual aspect double bedroom has one window to the side, one window to the rear, one radiator, one centre light fitting, and a door to the en suite. This room has the potential to be opened up into a sunroom or conservatory.



## | EN SUITE

1.16m x 2.47m (3'8" x 8'1")

The en suite features a three piece suite including a built-in shower cubicle incorporating a Mira Vigour electric shower, frosted window to the side, centre light fitting, extractor fan and tiled flooring.



## | STAIRS AND LANDING

2.95m x 4.82m (9'6" x 15'8")

The stairs to the first floor are fitted with carpet flooring. The main landing has timber flooring, one window to the rear, recessed spot lighting, and one smoke alarm.



## | BEDROOM 3

2.93m x 2.52m (9'6" x 8'2")

This dual aspect double bedroom has one window to the side and a window to the rear, radiator, centre light fitting and carpet flooring, . The hot press is housed within this room.



## | BEDROOM 4

3.45m x 2.83m (11'3" x 9'2")

This double bedroom has one window overlooking the Lough to the front of the property, built-in units for storage, radiator, centre light fitting, open fireplace and wooden timber flooring.



## | BEDROOM 5

2.63m x 1.37m (8'6" x 4'4")

This single bedroom has another window overlooking the water to the front of the property, radiator, centre light fitting and carpet flooring. Bedroom 4 & 5 could easily be converted into one large bedroom overlooking the Lough.



## | SHOWER ROOM

1.1m x 1.73m (3'6" x 5'6")

The shower room features a three piece suite including a built-in shower cubicle incorporating a Triton electric shower, fully tiled walls and floor, and centre light fitting.



## | ATTIC

4.02m x 4.97m (13'1" x 16'3")

Carpet stairs lead to the attic conversion. This versatile and spacious room could easily act as a study or a home office. A feature stone wall, timber flooring, access to the eaves of the attic, window to the rear, and a door allowing access to an en suite.



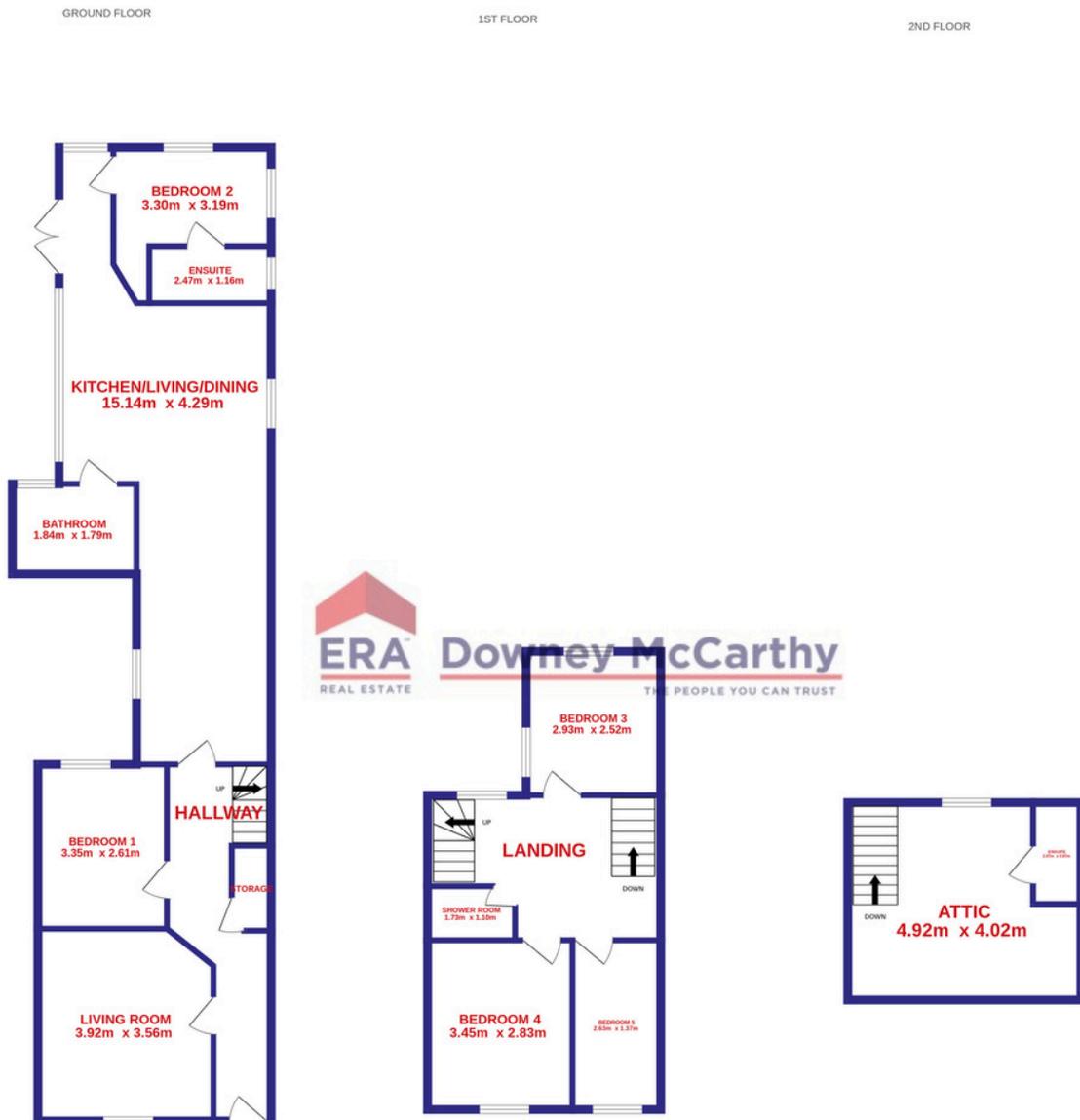
## | EN SUITE

2.07m x 0.97m (6'7" x 3'1")

This en suite features a three piece suite including a built-in shower cubicle incorporating a Trition T80 SI electric shower, tile flooring, centre light fitting, and extractor fan.



## | FLOOR PLAN



## | GARDENS AND EXTERIOR

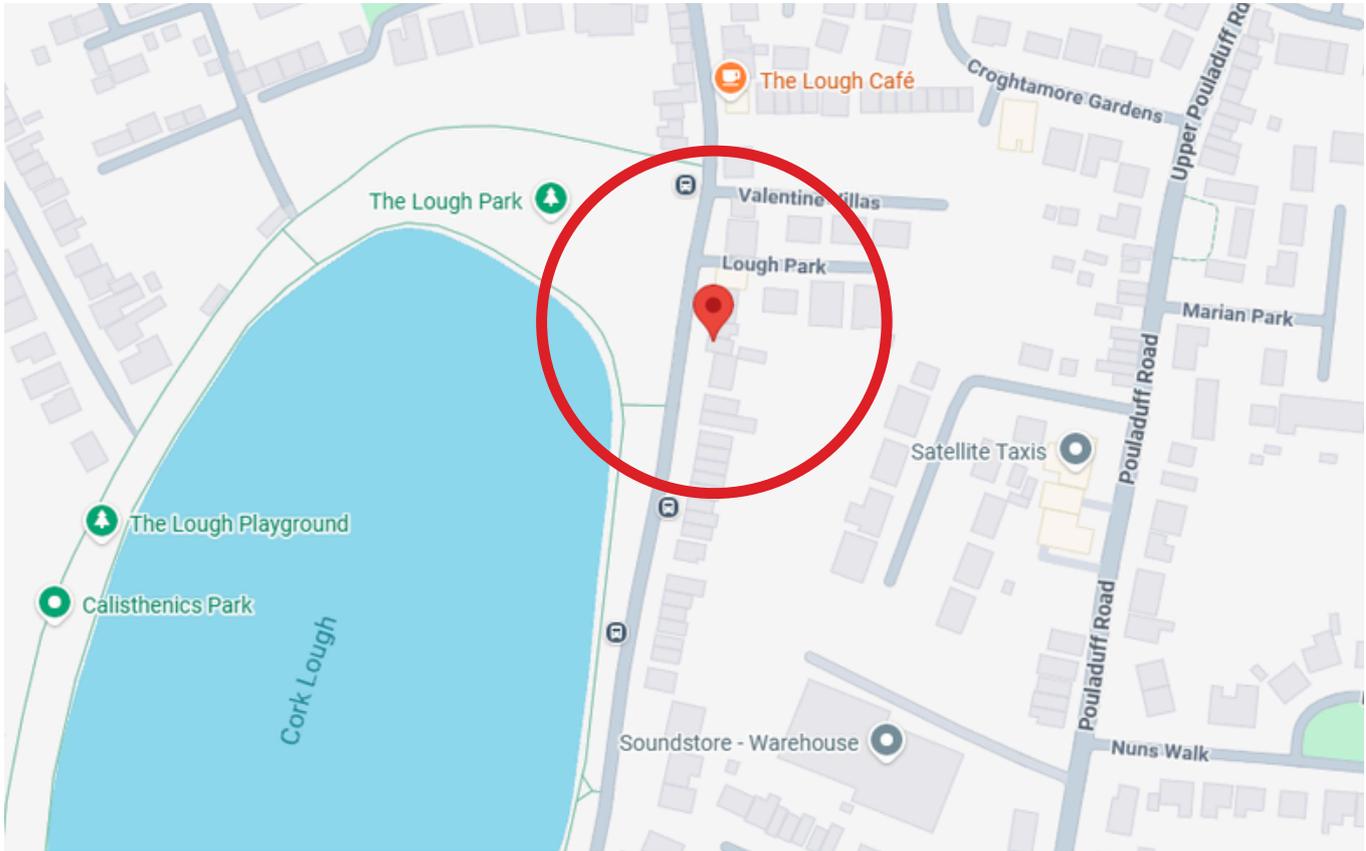


The front of the property is low maintenance and provides ample space for bin storage.

To the rear there is a superb and generously sized garden laid to lawn, complemented by a maintenance free gravel section. The area is fully enclosed by mature hedging and block built walls and also includes a unique garden room, ideal for a children's play area or even an garden office or studio.

## | DIRECTIONS

Please see Eircode T12 V1W2 for directions.



## | ALL ENQUIRIES TO:



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