

4 Cahill Ville, Alexandra Road, St. Luke's, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superb, recently extended and deceptively spacious two bedroom townhouse, ideally located just 200 metres from St. Luke's Cross and within easy reach of Cork city centre. The property also enjoys a spacious rear garden and a highly convenient setting, close to a wide range of essential and recreational amenities including cafés, bars, restaurants, shops, schools, transport links, and popular music venues.

Accommodation consists of reception hallway, living room, dining room, and the extension consists of a rear hall, bathroom and kitchen and access out to the utility room on the ground floor. Upstairs the property offers two spacious double bedrooms.

AMV: €295,000

BER E1

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 72.66 Sq. M. / 782 Sq. Ft.
- Built in 1900 approx.
- Extended to the rear in 2005
- BER E1
- Impressive original features
- Two spacious double bedrooms
- Good sized rear garden and patio area
- Desirable and well-connected residential location
- Walking distance to Cork city centre
- Convenient to all essential and recreational amenities
- Close to bars, restaurants, shops, schools, transport links, and music venues
- No rent cap in place

| RECEPTION HALLWAY

3.69m x 0.96m (12'1" x 3'1")

A teak door with a fan light glass panelling allows access into the reception hallway. The reception hallway has timber flooring, one radiator, recessed spot lighting, and doors leading into the living room and dining room, respectively.



| LIVING ROOM

3.34m x 2.95m (10'9" x 9'6")

The spacious main living room has a continuation of the timber flooring, plenty of space for a suite of furniture, neutral décor, one radiator, one window overlooking the front of the property, recessed spot lighting, and sliding double doors allow access into the dining area.



| DINING ROOM

3.54m x 4.03m (11'6" x 13'2")

The versatile dining area/second living space has a continuation of the timber flooring, access to the staircase leading up to the first floor, under stair storage, a feature fireplace with an open insert, recessed spot lighting, one radiator, and a door allowing access out to a maintenance free courtyard. An open archway allows access to the rear hall.



| REAR HALL

2.88m x 0.91m (9'4" x 2'9")

The rear hall has one large window allowing in extensive natural light from the courtyard, laminate timber flooring, one radiator, recessed spot lighting, and a door allows access into the bathroom.



| BATHROOM

2.09m x 1.7m (6'8" x 5'5")

Located on the ground floor, the bathroom features a four piece suite including a shower fitted over the bath, fully tiled walls and floors, one Velux window allowing in natural light, radiator and recessed spot lighting.



| KITCHEN

3.42m x 3.82m (11'2" x 12'5")

The kitchen has laminate timber flooring, recessed spot lighting, centre light fitting, and fitted units at eye and floor level with an extensive worktop counter and glass splashback. There is space for fridge freezer, integrated oven/hob/extractor fan, a stainless steel sink, space for dining table, radiator, one window, and double glass doors allow access out to the utility room and rear garden.



| UTILITY ROOM

1.55m x 1.2m (5'0" x 3'9")

Accessed via the double doors, the utility room has plumbing for washing machines and space for an additional fridge freezer. The newly fitted gas boiler is also housed within this area.



| STAIRS AND LANDING

2.73m x 0.82m (8'9" x 2'6")

A solid wood staircase has access up to the landing area. The landing has timber flooring, impressive original feature stone walls, one large Velux window, and recessed spot lighting.



BEDROOM 1

3.42m x 4.09m (11'2" x 13'4")

This is a spacious double bedroom with one large window overlooking the front of the property, attractive neutral décor, timber flooring, recessed spot lighting, one wall-mounted light fitting, and one radiator.



BEDROOM 2

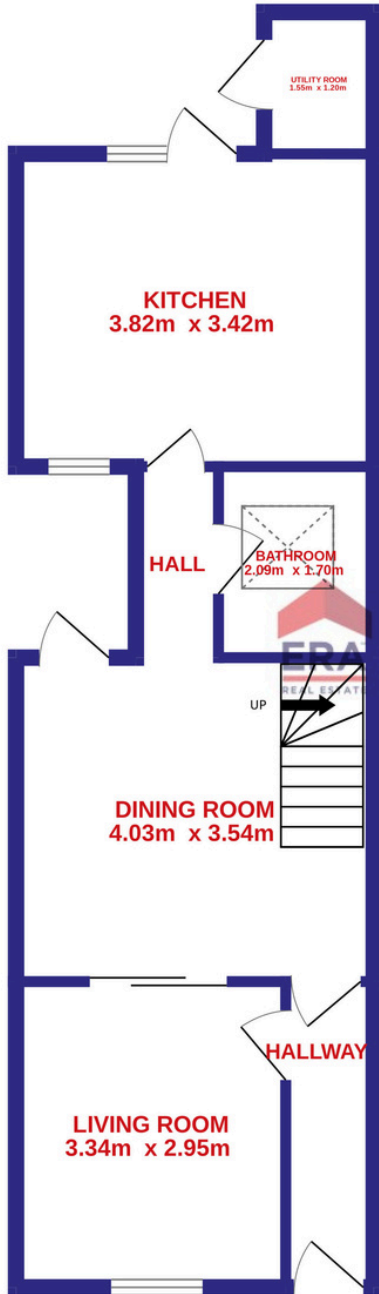
3.27m x 3.15m (10'7" x 10'3")

Another spacious double bedroom that has one large window overlooking the rear of the property, attractive neutral décor, timber flooring, built-in storage space, and one radiator.

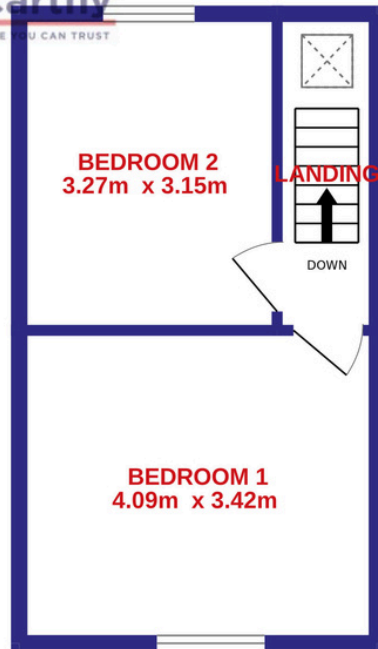


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



ERA Downey McCarthy
REAL ESTATE THE PEOPLE YOU CAN TRUST

| GARDENS AND EXTERIOR

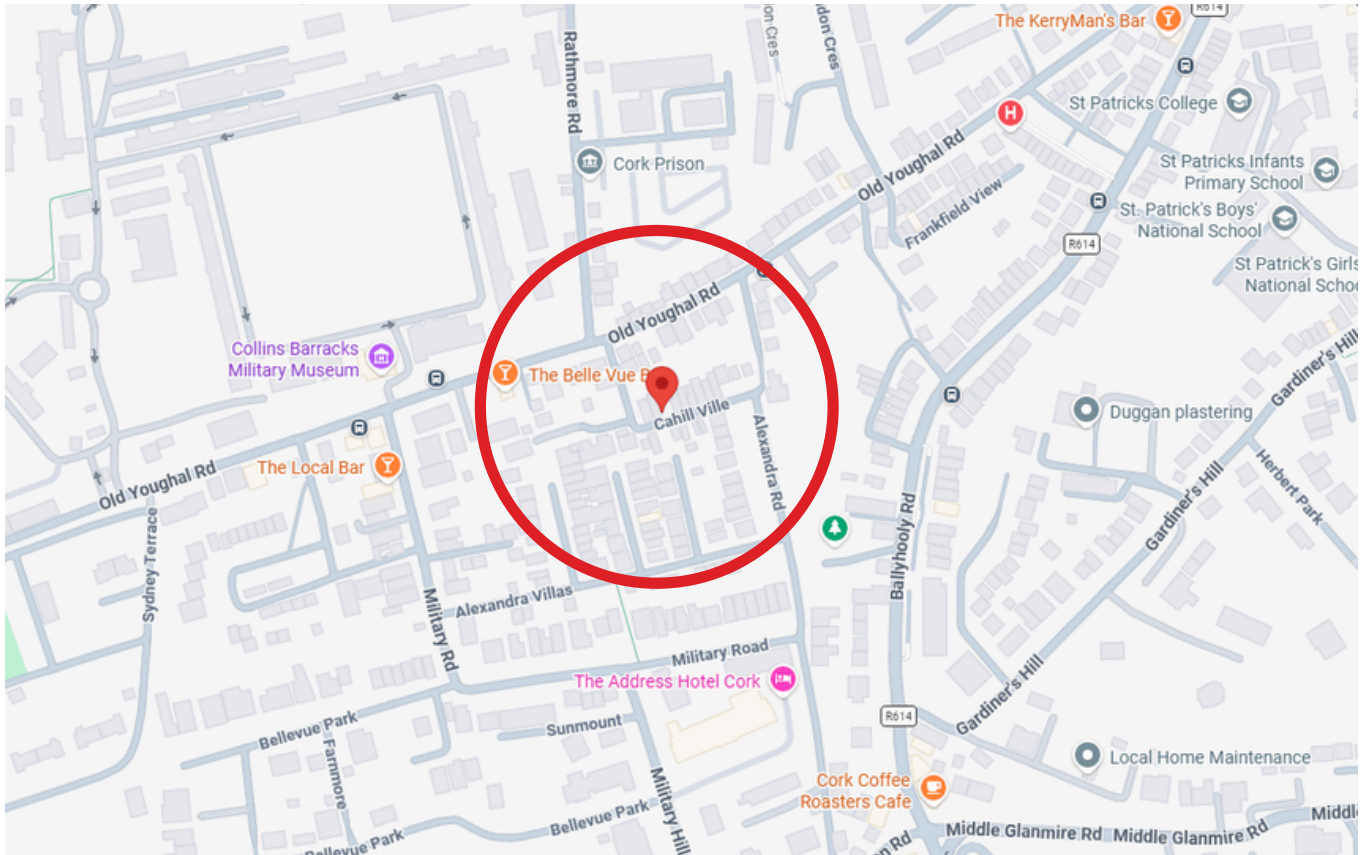


The rear of the property boasts a superb and spacious garden. There is a patio area, steps leading to a raised garden, and mature shrubs and plants, all of which are fully enclosed with mature hedging to the right, block built wall to the rear and timber fencing to the left.

The property also offers access via the dining room to a maintenance free courtyard.

| DIRECTIONS

Please see Eircode T23 FHP5 for directions.



| ALL ENQUIRIES TO:



Michael Downey B.Comm, MIPAV, QFA
087 7777117
michael@eracork.ie



Caroline Downey BA, MSc, MIPAV MMCEPI
083 0255433
caroline@eracork.ie



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.