

"Avoca", South Douglas Road, Turners Cross, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly located four/five bedroom semi-detached period residence, ideally positioned on the highly sought after South Douglas Road in Cork. The property enjoys close proximity to a host of local amenities, including primary and secondary schools, UCC, regular bus routes to Cork city centre, Douglas and Wilton, as well as an excellent selection of bars, restaurants, and convenient access to the N27 and N40 road networks.

While the property would benefit from some refurbishment, it offers generous and well proportioned living and bedroom accommodation throughout. To the rear, a spectacular garden provides exceptional potential for further development, subject to the necessary planning permission.

The ground floor accommodation comprises a welcoming reception hallway, a bright living room, a spacious lounge (which could alternatively serve as a fifth bedroom), a formal dining room, and a kitchen. At first floor level, there are two large double bedrooms, a rear hall, a shower room, and a main family bathroom while the second floor boasts two additional well proportioned double bedrooms.

AMV: €375,000

BER E2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 166 Sq. M. / 1787 Sq. Ft.
- BER E2 with potential to increase to A3
- Underpinned & certified in 2009
- Spectacular rear garden allowing for future development subject to FPP
- Previous planning permission granted to build vehicular driveway to the front - Planning Ref 14/36157
- Built c. 1930
- Four/five spacious bedrooms
- Gas fired central heating
- Sought after location close to all amenities
- 15 minute walk to Cork city centre
- Easy access to N27 & N40 road network

| PORCH

1m x 1.58m (3'2" x 5'1")

An open porch with attractive tile flooring and centre light piece allows access to a timber door with glass side panelling and fan light opens on to the main reception hallway.



| RECEPTION HALLWAY

7.01m x 1.9m (22'9" x 6'2")

The hallway features carpet flooring laid over ornate tiles. The area is finished with original skirting and architraves, one centre light piece, one radiator, and under stair storage.



| LIVING ROOM

5.03m x 3.88m (16'5" x 12'7")

The main living room has a feature bay window to the front of the property, carpet flooring, open fireplace, one centre light piece, one radiator, picture rail, and 2.9m high ceilings.



| LOUNGE/BEDROOM 5

3.43m x 3.56m (11'2" x 11'6")

This versatile room could serve a multiple of uses to include a second living area, ground floor bedroom or formal dining room. There is one window to the rear of the property, one centre light piece, one radiator, carpet flooring and two power points.



| DINING ROOM

3.86m x 3.07m (12'6" x 10'0")

Located to the rear of the reception hallway, the dining area has one window to the side of the property, and a PVC door with glass panelling allowing access to the rear yard. The room has one centre light piece, one radiator, one fireplace, ample power points, and an open arch allows access to the extended kitchen.



| KITCHEN

2.29m x 3.3m (7'5" x 10'8")

The dual aspect kitchen features fitted units at eye and floor level, one window to the side of the property, one window to the rear, one centre light piece, one radiator, vinyl flooring and ample power points.



| FIRST FLOOR STAIRS AND LANDING

3.16m x 1.93m (10'3" x 6'3")

The stairs and first floor landing area has attractive neutral decor and newly laid carpet flooring.



| BEDROOM 1

3.61m x 5.61m (11'8" x 18'4")

A superb main double bedroom has two windows to the front of the property, new carpet flooring, one centre light piece and one radiator.



| **BEDROOM 2**

3.46m x 3.54m (11'3" x 11'6")

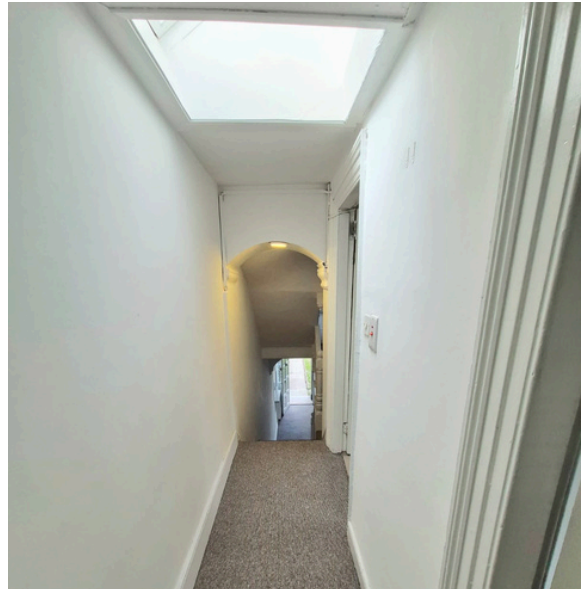
A spacious double bedroom has one window to the rear of the property with carpet flooring, one centre light piece, and one radiator.



| **REAR HALL**

2.93m x 0.9m (9'6" x 2'9")

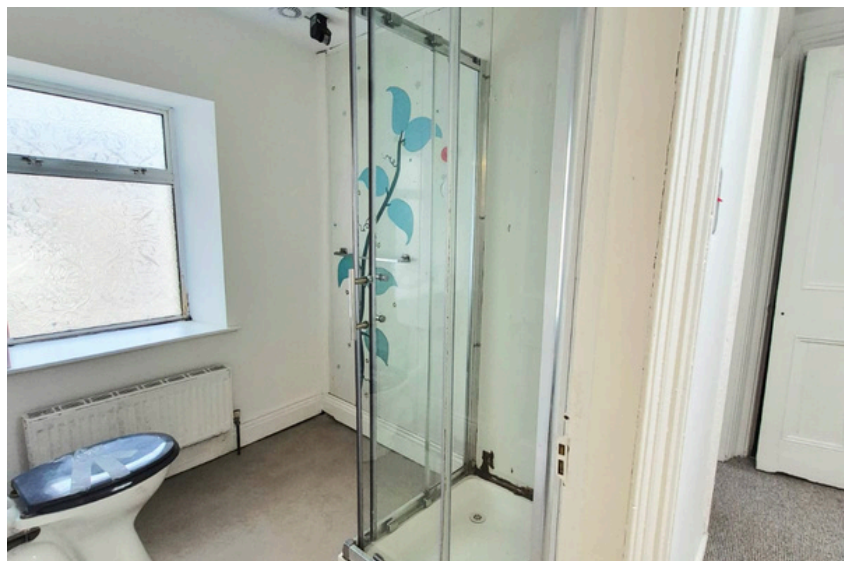
Accessed off the half landing, this rear hall allows access to the shower room and bathroom. There is one Velux window, carpet flooring and access to a hot press which is shelved for storage.



| **SHOWER ROOM**

1.84m x 2.02m (6'0" x 6'6")

The shower room has a two piece suite including an electric shower, one window to the side of the property, one centre light piece, one radiator, vinyl flooring and an extractor fan.



| BATHROOM

1.88m x 2.02m (6'1" x 6'6")

The bathroom features a three piece suite with one window to the side of the property. The room is finished with a centre light piece, new vinyl flooring, PVC panelling to the bath area, one radiator, and the gas boiler is housed within this room.



| SECOND FLOOR STAIRS AND LANDING

3.46m x 1.91m (11'3" x 6'2")

A full staircase from the first floor landing allows access to the second floor. This area has one window to the rear, carpet flooring, and access to two additional bedrooms are gained from the landing.



| BEDROOM 3

3.71m x 5.67m (12'1" x 18'6")

This spacious double bedroom is finished with carpet flooring and has one window to the front of the property. There is one centre light piece, one wall-mounted light piece, one radiator, two power points, and an attractive wood-panelled ceiling.



BEDROOM 4

3.54m x 3.39m (11'6" x 11'1")

This large double bedroom is finished with carpet flooring and has one window to the front of the property. There is one centre light piece, one wall-mounted light piece, one radiator, and built-in storage.

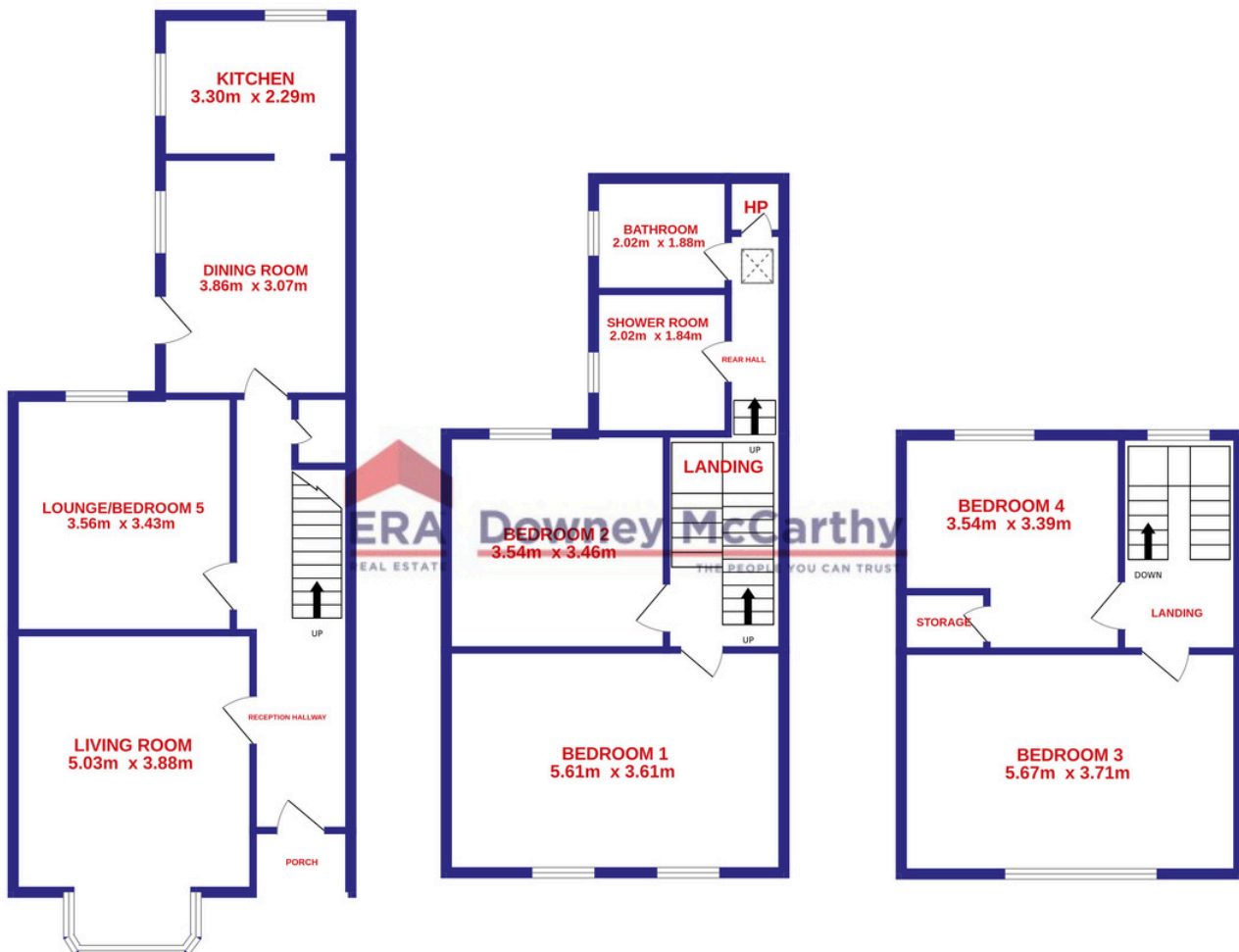


FLOOR PLAN

GROUND FLOOR

1ST FLOOR

2ND FLOOR



| GARDENS AND EXTERIOR

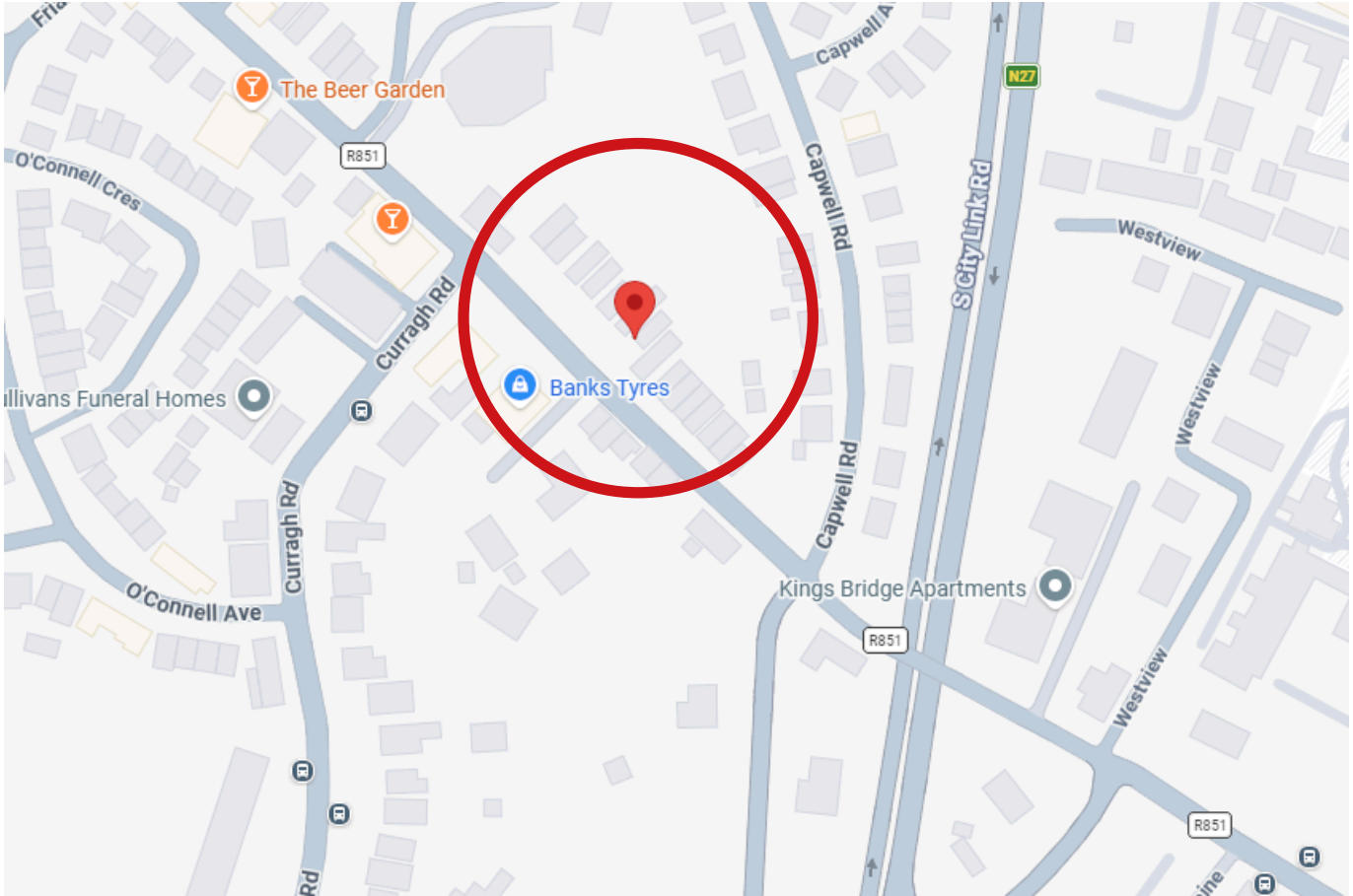


Steps from the main footpath allow access to the raised front garden, which is laid to lawn with options to develop a parking driveway as previously permitted under Planning Ref 14/36157. The property offers an attractive façade.

The rear of the property has a spectacular rear garden allowing scope for further development and will serve as a fantastic family amenity. It also includes a lean-to garden shed, with plumbing and power for a washing machine and dryer.

| DIRECTIONS

Please see Eircode T12 DHK3 for directions.



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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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