

Hillcrest House, Summerfield, Youghal, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superb eight bedroom semi-detached home in Youghal, ideally located adjacent to Front Strand Road and just moments from the beach and the ever popular Youghal Eco Boardwalk. While the property is in need of some modernisation, it offers an excellent opportunity for purchasers to create a superb coastal home in a highly desirable seaside setting.

Accommodation consists of reception hallway, bedroom 1, store room, formal dining room, living room, kitchen/dining area, utility room, and newly refurbished shower room on the ground floor. Upstairs the property offers seven additional bedrooms, and the main family bathroom is accessed via the half landing.

AMV: €325,000

BER E2

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PSRA No. 002584

| FEATURES

- Approx. 207.48 Sq. M. / 2,233 Sq. Ft.
- Built in 1949
- BER E2
- Eight double bedrooms - four bedrooms with beautiful views of Claycastle Beach
- Superb property with original features
- Newly refurbished ground floor shower room
- Partially floored and insulated attic space
- Large garden located to the rear left
- A short walk to Youghal Beach and the new Eco Boardwalk
- Located on the 260 Cork city centre to Ardmore bus route

| RECEPTION HALLWAY

3.24m x 9.42m (10'6" x 30'9")

An open porch has tile flooring, and a PVC door with glass panelling allows access to the main reception hallway. The hallway has neutral carpet flooring, one window to the side of the property,



| BEDROOM 1

2.6m x 3.32m (8'5" x 10'8")

This ground floor bedroom has one window to the front of the property, original timber flooring, a sink, one centre light piece, one wall-mounted light piece, and two power points.



| STORE ROOM

2.7m x 2.6m (8'8" x 8'5")

This area has wood effect vinyl flooring, four power points, one centre light piece.



| FORMAL DINING ROOM

2.65m x 3.6m (8'6" x 11'8")

This versatile room has original parquet flooring, one window to the front of the property, electric heater, one feature centre light piece, and one power point.



| LIVING ROOM

6.75m x 3.6m (22'1" x 11'8")

This superb and spacious dual aspect room has one window to the front of the property, and one to the rear. The room has carpet flooring, one storage heater, a solid fuel stove with brick surround, neutral décor, one centre light piece with ceiling rose, attractive corning, and eight power points.



| BREAKFAST ROOM

2.64m x 3.6m (8'6" x 11'8")

The breakfast room has high grade laminate flooring, one window to the rear, one centre light piece, neutral décor, a smoke detector, four power points, under stair storage space, and access to the water cylinder. An opening allows access to the kitchen.



| KITCHEN

2.4m x 2.77m (7'8" x 9'0")

The kitchen features solid fitted units at eye and floor level to either side of the room with contrasting worktop counter and attractive tile splashback. The kitchen includes space for an oven, plumbing for a washing machine, and a stainless steel sink. There is one window to the rear, one feature centre light piece, one storage heater, and four power points throughout. A PVC door with glass panelling allows access to the utility room.



| UTILITY ROOM

2.45m x 1.5m (8'0" x 4'9")

The utility room has space for a fridge, fitted units, concrete flooring, access to the fuse box, one centre light piece, one extractor fan, and a door allowing access to the rear.



| SHOWER ROOM

2.3m x 2.2m (7'5" x 7'2")

The newly refurbished shower room features a three piece suite including a walk-in shower area incorporating a Triton Omnicare electric shower, modern floor and wall tiling, one centre light piece, neutral décor, one frosted window to the rear, and one extractor fan.



| STAIRS AND LANDING

4.05m x 12.94m (13'2" x 42'4")

The stairs and landing are fitted with carpet flooring throughout. At the half landing there is access to the main family bathroom. The spacious main landing is dual aspect, with windows to either side, and has two light pieces, a Stira staircase allowing access to the partially floored and insulated attic, and one power point.



| BEDROOM 2

2.76m x 3.15m (9'0" x 10'3")

This bedroom has carpet flooring, one window to the front of the property with sea views, one storage heater, a sink, one centre light piece, and four power points.



| **BEDROOM 3**

2.7m x 3.58m (8'8" x 11'7")

This bedroom has carpet flooring, one sash window to the rear, a sink, one centre light piece, and one power point.



| **BEDROOM 4**

2.75m x 3.12m (9'0" x 10'2")

This bedroom has carpet flooring, one window to the front with sea views, one storage heater, one wall-mounted light piece, one centre light piece, a sink, and two power points.



| **BEDROOM 5**

2.81m x 3.22m (9'2" x 10'5")

This bedroom has carpet flooring, one window to the front of the property with sea views, a sink, one centre light piece, one wall-mounted light piece, and two power points.



| **BEDROOM 6**

2.72m x 3.58m (8'9" x 11'7")

This bedroom has carpet flooring, one sash window to the rear, a sink, a built-in press, two light pieces, and two power points.



| **BEDROOM 7**

2.82m x 3.2m (9'2" x 10'4")

This bedroom has carpet flooring, one window to the front with sea views, a sink, one centre light piece, one wall-mounted light piece, and one power point.



| **BEDROOM 8**

2.68m x 3.64m (8'7" x 11'9")

This bedroom has carpet flooring, one sash window to the rear of the property, a sink, two light pieces, and two power points.



BATHROOM

2.5m x 2.7m (8'2" x 8'8")

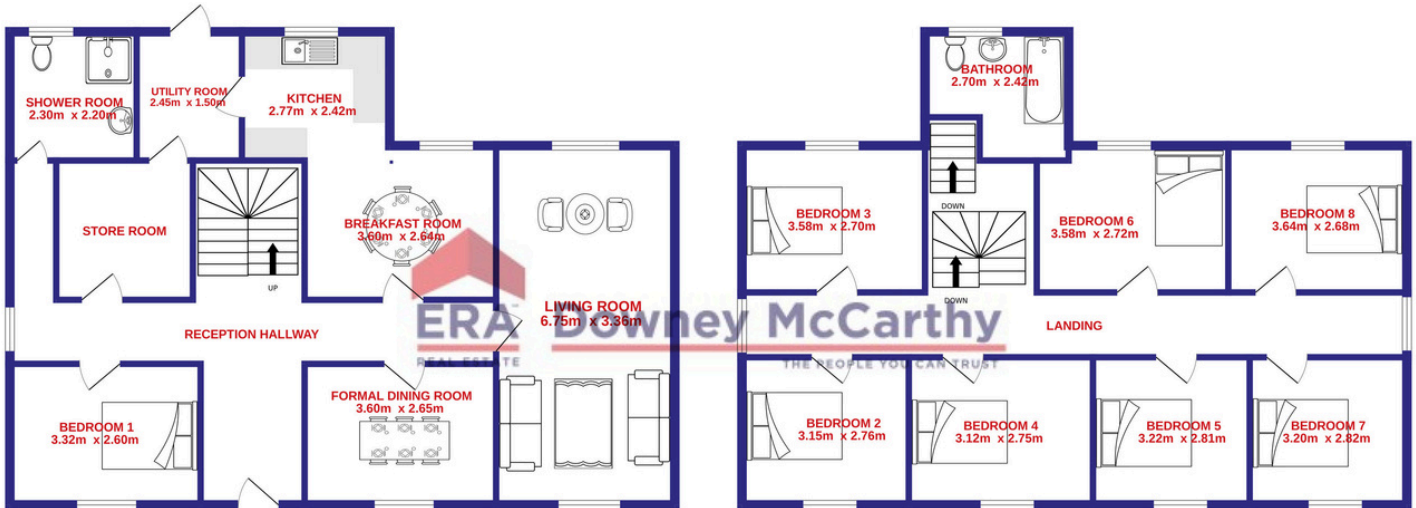
Accessed via the half landing, the main family bathroom features a three piece suite, one frosted window, vinyl flooring, one heater, and one centre light piece.



FLOOR PLAN

GROUND FLOOR

1ST FLOOR



| GARDENS AND EXTERIOR

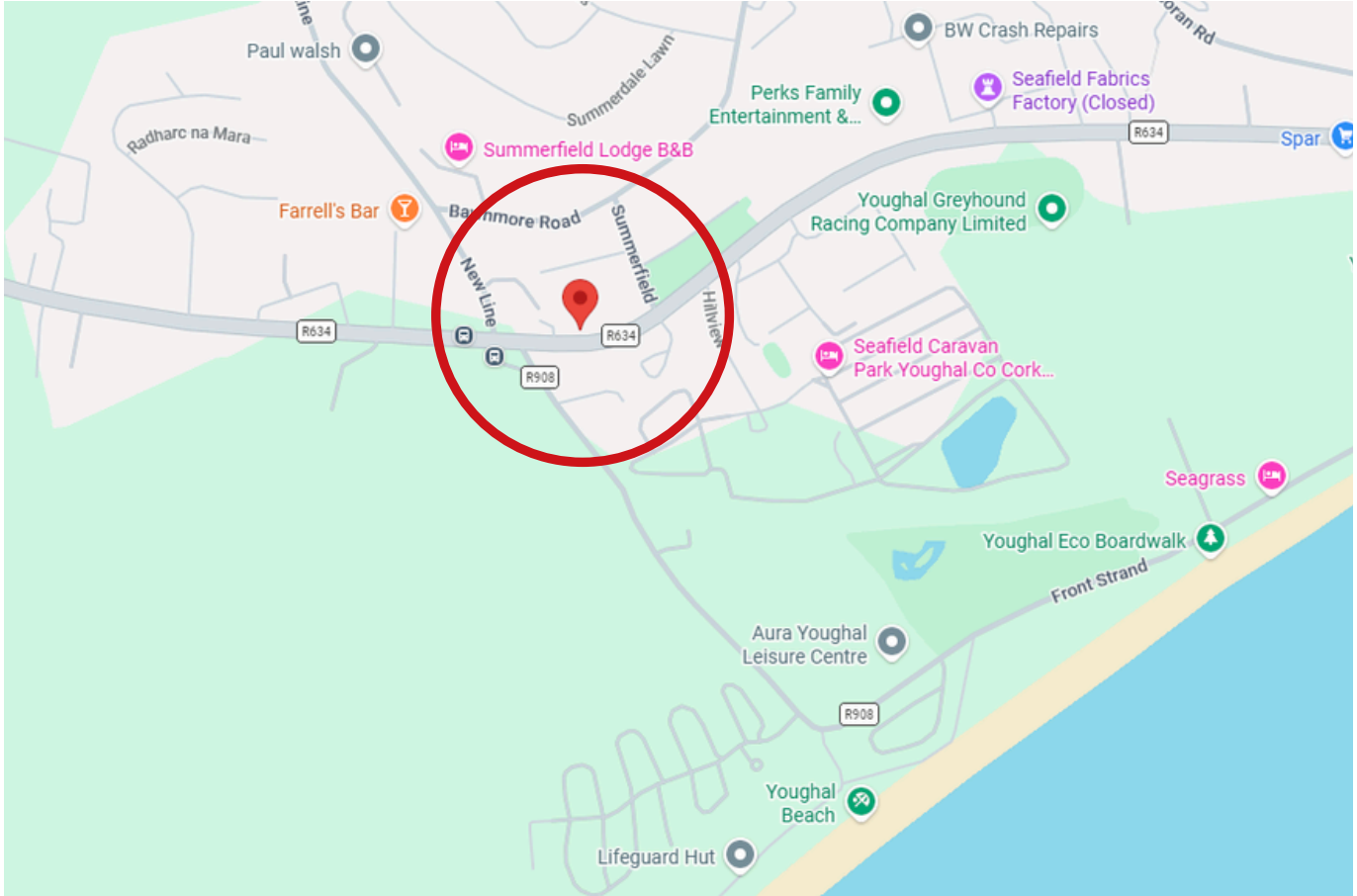


The front of the property has steps and a path leading to the front door, with garden areas laid to lawn on either side. There is a large driveway to the right hand side.

The rear of the property has a walkway to a large garden area to the left hand side.

| DIRECTIONS

Please see Eircode P36 W322 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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