

19 Lower John Street , Cork City



ERA Downey McCarthy are delighted to present No. 19 Lower John Street to the market. This exclusive four bedroom, 3 storey townhouse has been recently renovated to an exceptionally high standard and benefits from its expansive living accommodation and close proximity to the city centre. This luxurious property could make an ideal investment for the prospective buyer.



AMV: €450,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 10.0m x 2.2m

A large frosted glass door allows access into the reception hallway. The hallway has carpet flooring, a fuse board, an alarm control point, one light fitting and a doorway provides access into the main hallway. This hallway has one light fitting, carpet flooring, a large storage cupboard located under the stairs, one radiator and one smoke alarm.

- Home Office 3.4m x 4.4m

A very large room that could serve a multitude of uses. This room has two frosted glass windows to the front of the property which fill the area with natural light, two large light fittings, carpet flooring, one radiator, numerous power points, two telephone points and a door from here allows access into the ground floor bedroom.



- Bedroom 1 4.7m x 4.7m

A very large room, this bedroom benefits from double doors to the rear allowing in extensive natural light. Features include neutral décor, two large light fittings, plumbing for a wash hand basin, carpet flooring, one large radiator, one television point and ample power points throughout. The double doors allow access out to the enclosed sun room.





- Sun Room 4.4m x 2.6m
- Utility/Kitchen Area 2.3m x 3.8m
- Ground floor W.C 1.4m x 2.0m
- Main Bathroom 3.4m x 3.6m

A very unique feature of the property, this enclosed sun room has a glazed PVC roof which allows extensive natural light into the area. The room benefits from solid wooden flooring, built-in storage, one light fitting and another door allows access into the utility/living area.

This room could serve a multitude of uses either as a utility, or a ground floor kitchen or another office space. The room has one frosted window overlooking the side of the property, a frosted glass door, one large light fitting, solid timber flooring and one large radiator.

A very useful ground floor w.c which has one frosted window overlooking the side of the property. The w.c has a two piece suite, one centre light fitting, fully tiled walls and tile flooring.

Located on a half landing, this spectacular bathroom has superb décor throughout. The main bathroom has a two piece suite with a power shower off the mains located in a spa-like shower cubicle. Features include neutral décor, fully tiled walls, numerous light fittings, tile flooring, one radiator, a separate area for the W.C, dual aspect windows with one window overlooking the rear and another overlooking the side of the property and a large vanity unit.





- Lounge/ Living Room 8.3m x 4.6m

A fantastic open plan living space, the lounge benefits from attractive modern décor and dual aspect windows. The room has three windows overlooking the front and two to the back of the property which provides the space with plenty of natural light. Features include high quality timber flooring, five large light fittings, ample power points throughout, one smoke alarm, three radiators and mirrored walls.



- Kitchen 4.4m x 3.7m

The kitchen is located on a half landing, this room has one large window overlooking the side of the property. The kitchen has built-in units at eye and floor level, tile splash back and an extensive worktop counter. Other features include space for an oven, dishwasher, fridge freezer and a built-in stainless steel sink. The room itself has neutral décor, tile flooring, plenty of space for a dining table, one smoke alarm, one large light fitting, numerous power points and an access hatch for storage.



- Bedroom 2

3.8m x 4.3m

A large double room with two large windows overlooking the front of the property. This room benefits from neutral décor, two radiators, one large light fitting, power points and carpet flooring.



- Bedroom 3

4.3m x 4.5m

A fantastic spacious room, this bedroom has one window overlooking the rear of the property. Features include plenty of space for a double bed, neutral décor, two large light fittings, two radiators, one smoke alarm, carpet flooring and power points throughout.



- Bedroom 4

4.1m x 2.7m

A double room with one window overlooking the front of the property. This room has one large light fitting, neutral décor, carpet flooring, one radiator and power points.



- Attic

6.0m x 6.6m

A very convenient and easily accessible large attic space, this room is fully floored which allows of a lot of possibilities in terms of utilizing the space. The attic has carpet flooring, space for storage, neutral décor and one Velux window overlooking the rear.




Features

- Exclusive townhouse property
- Recently Renovated to an exceptional standard
- Property measures 3,000 sq. ft. approx. including the attic space
- Superb spacious lounge/living area
- 4 double bedrooms
- 2 luxurious bathrooms
- Super fitted kitchen
- Converted attic space
- Ideal City Centre investment property
- Ideal opportunity for investor or owner occupier with options to work from home including two office spaces.
- The proximity to the city centre, Mercy hospital, UCC.
- Possible self-contained apartment on ground floor.
- Parking options available from Q park across the road.
- Fully alarmed, cctv, fire alarm.
- Contemporary large spacious town house with high quality finish.
- Bright spacious living room.
- Covered yard.
- Living city grant available if required for further development

Directions

Please see Eircode T23 NH34 for directions.

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