ERA REAL ESTATE

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Dane Ville, 1 Lee View Place, Sunday's Well Road, Sunday's Well, Cork



ERA Downey McCarthy Auctioneers are delighted to present this ideally located four bedroom end of terrace property to the market. The property is situated in Sunday's Well, with easy access to a host of essential and recreational amenities as well as being within easy walking distance of Cork city centre. While in need of some modernisation and renovation, this property presents an excellent opportunity for a prospective purchaser to create a wonderful home in a highly desirable and sought after area of Cork.

Accommodation consists of reception hallway, living room, dining room, and kitchen on the ground floor. Upstairs the property offers four bedrooms, main bathroom, and a rear hall.

AMV: €300,000

BER D2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 118.38 Sq. M. / 1,274 Sq. Ft.
- Built in early 1900's approx.
- BER D2 with the potential to reach A2
- Natural gas central heating
- Relatively new gas boiler
- In need of modernisation and renovation
- Original features throughout
- Immense potential
- Four bedrooms
- Enclosed rear yard area
- Highly desirable location in Sunday's Well
- Short walk to Cork city centre

| RECEPTION HALLWAY

8.75m x 1.77m (28'7" x 5'8")

A large teak front door allows access to a wide and spacious main reception hallway. The hallway has wooden flooring, neutral décor, one large radiator, under stair storage, access to the electrical board, and one centre light fitting.



| LIVING ROOM

4.31m x 4.11m (14'1" x 13'4")

The main living room has one large window to the front of the property, offering views across Cork city. The area has carpet flooring, one centre light fitting, a fireplace with an open insert, one radiator, and double doors open onto the dining room.



| DINING ROOM

3.96m x 3.65m (12'9" x 11'9")

The dining room has one window to the rear of the property, carpet flooring, one feature centre light fitting with ceiling rose, a fireplace with open insert, and one radiator.



| KITCHEN

3.9m x 3.25m (12'7" x 10'6")

Located to the rear of the property, the kitchen features some fitted units, worktop counter, tile splashback, a stainless steel sink, and space for appliances. There is one centre light fitting, tile flooring, one large radiator, an open fireplace with stove insert, one window overlooks the yard area to the side of the property, and a door with frosted glass panelling allows access to same. The gas boiler is housed within this room.



| STAIRS AND LANDING

3.96m x 1.79m (12'9" x 5'8")

The stairs and landing are fitted with carpet flooring throughout. At the half landing there is access to a rear hall, bedroom 4, and bathroom. At the top of the landing there is one centre light fitting, and one window to the rear.



| BEDROOM 1

4m x 3.76m (13'1" x 12'3")

This large double bedroom has one window to the rear, carpet flooring, one centre light fitting, one radiator.



| BEDROOM 2

4.33m x 2.72m (14'2" x 8'9")

Another double bedroom has one window overlooking the front of the property with panoramic views across Cork. The room has timber flooring, fireplace, one radiator, and one centre light fitting.



| BEDROOM 3

3.39m x 2.77m (11'1" x 9'0")

This double bedroom has one window to the front of the property with views across the city, carpet flooring, one radiator, and one centre light fitting.



| REAR HALL

4.31m x 1.96m (14'1" x 6'4")

Accessed via the half landing, the rear hall has timber flooring, a carpet runner, one radiator, and one window to the side of the property.



| BEDROOM 4

3.39m x 1.98m (11'1" x 6'4")

This bedroom has one window to the side of the property, timber flooring, one radiator, and one centre light fitting.



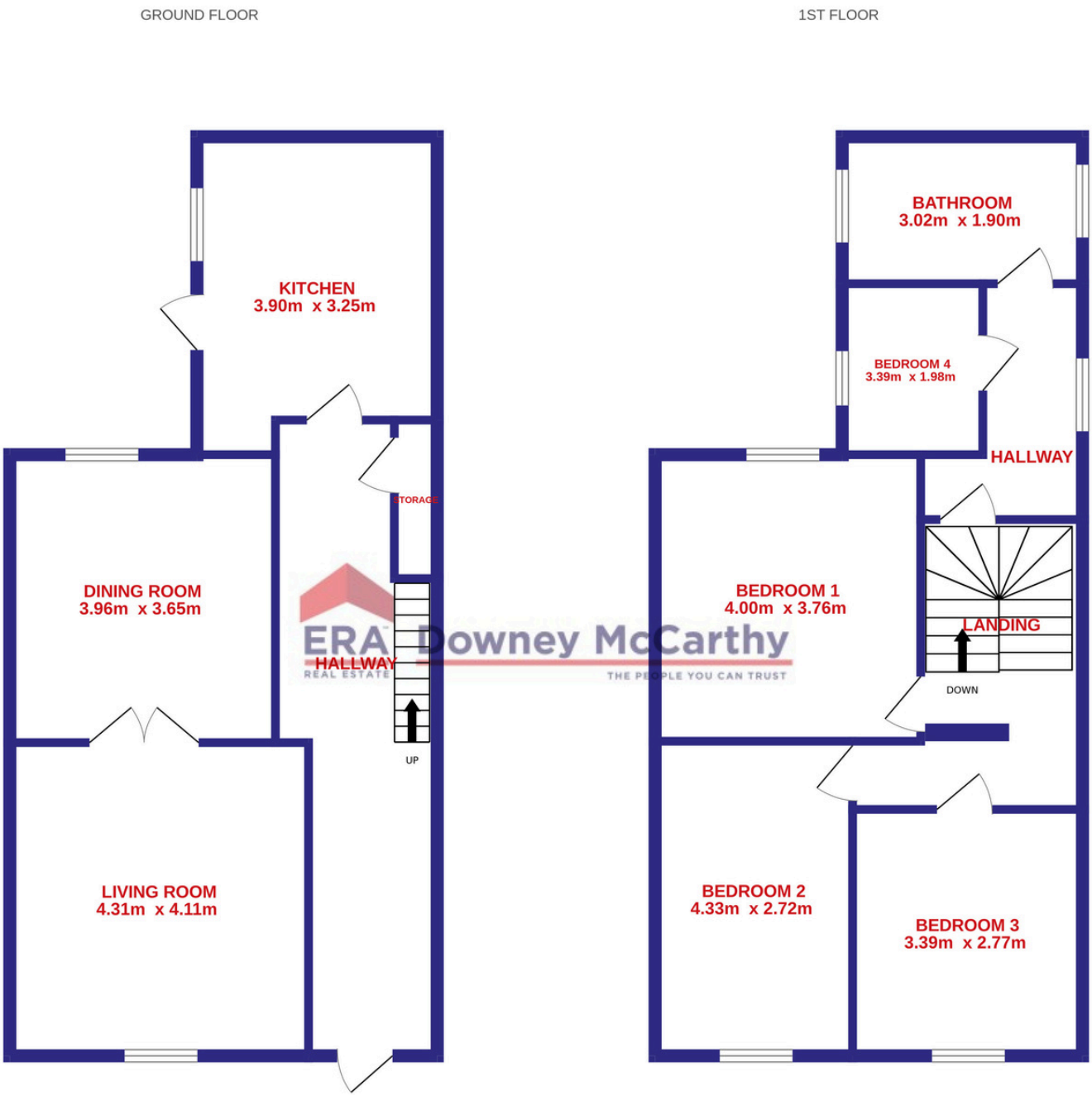
| MAIN BATHROOM

1.9m x 3.02m (6'2" x 9'9")

The main family bathroom features a three piece suite including a free standing bath, windows to either side, wall-mounted light fittings, timber flooring, and one radiator.



| FLOOR PLAN



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| GARDENS AND EXTERIOR







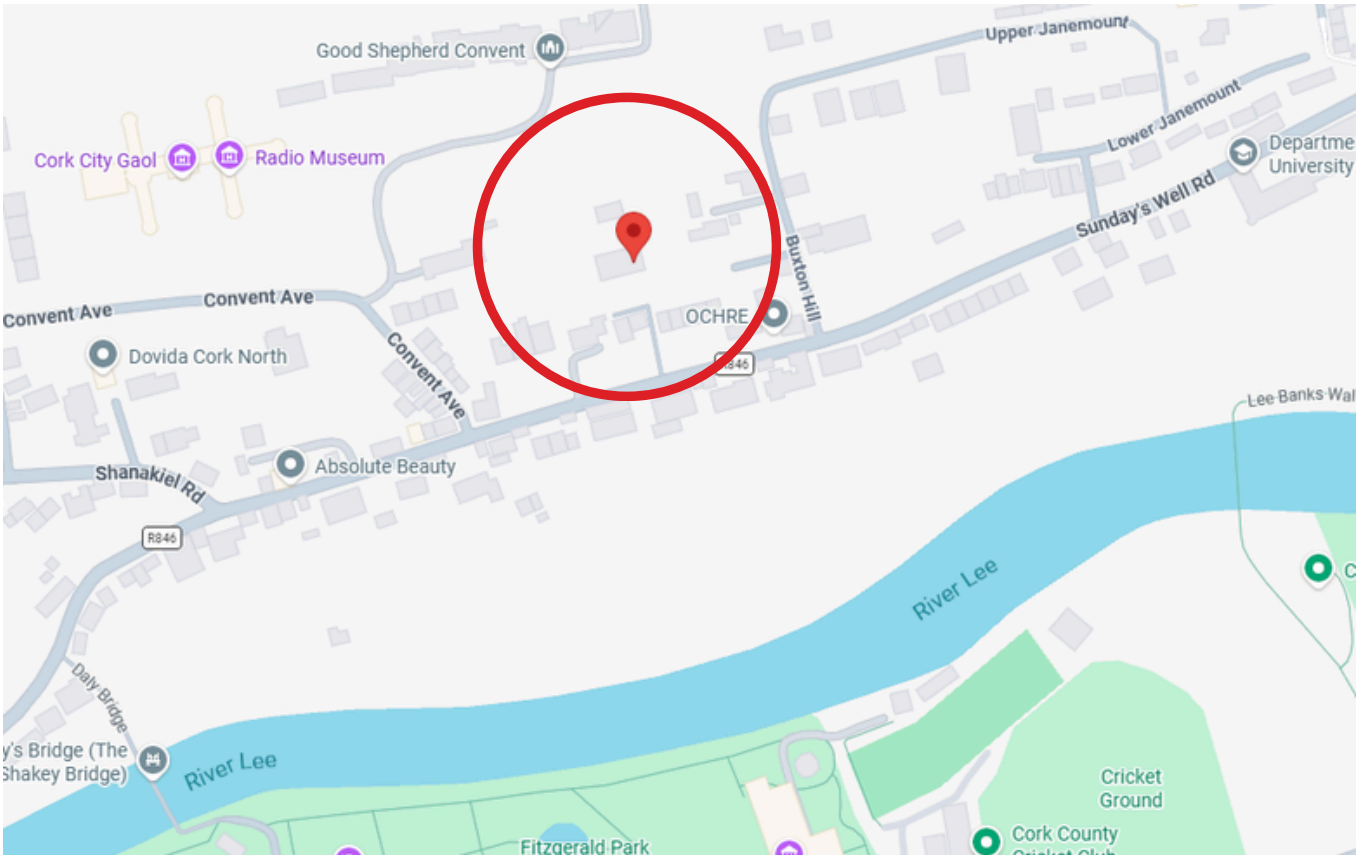

The front of the property is accessed via a private pedestrian lane leading you to Lee View Place. A secure gate and concrete pathway allows access to the front entrance. There is a large mature garden area which is laid to lawn and fully enclosed, and there are superb views across the city.

A secure side gate allows access to the rear.

The rear of the property has a private yard area which is fully enclosed and ideal for storage.

| DIRECTIONS

Please see Eircode T23 W5P1 for directions.



| ALL ENQUIRIES TO:



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