

Yorkland House, 12 St. Patrick's Terrace, Lower Glanmire Road, Cork



ERA Downey McCarthy Auctioneers are delighted to offer Yorkland House to the market, a centrally located six bedroom terraced property, benefitting from its ideal position adjacent to Kent Train Station in the heart of Cork city centre. While in need of modernisation, this property is bound to be appealing to both families and investors alike, as it is so convenient to Patrick Street, the new residential and commercial developments on Horgan's Quay and McCurtain Street. The latter offers a host of amenities offering a diverse range of bars, restaurants and live entertainment venues, while on Wellington Road and Sidney Hill there are many local amenities such as primary and secondary level schools.

Accommodation consists of porch, reception hallway, living room, dining room, kitchen, utility room and guest w.c at ground floor level. On the first floor the property offers three spacious double bedrooms, a hall, and separate w.c and bathroom. The second floor has three additional bedrooms.

AMV: €295,000



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PSRA No. 002584

| FEATURES

- Approx. 131.91 Sq. M. / 1,420 Sq. Ft.
- Built in 1910 approx.
- BER E
- Six bedrooms
- Maintenance free rear garden
- Adjacent to Kent Train Station and The Dean Hotel
- Close to MacCurtain Street and the vibrant Victorian Quarter
- Convenient to all essential and recreational amenities
- Close to bars, restaurants and live entertainment venues
- Adjacent to primary and secondary level schools
- Walking distance to the City Centre

| PORCH

1m x 1.2m (3'2" x 3'9")

A teak door allows access into the porch, which has carpet flooring, access to the fuse board, and a door allowing access through to the main reception hallway.



| RECEPTION HALLWAY

6.55m x 1.84m (21'4" x 6'0")

The reception hallway has carpet flooring, one radiator, one centre light fitting, and doors allowing access into the living room, dining room, and kitchen.



| LIVING ROOM

3.81m x 3.69m (12'5" x 12'1")

The living room has one window overlooking the front of the property, a feature fireplace with an open insert, one radiator, one centre light fitting, carpet flooring, space for a suite of furniture, and sliding doors allow access into the dining room.



| DINING ROOM

3.07m x 3.13m (10'0" x 10'2")

Accessed via the reception hallway and main living room, the dining room has laminate flooring, a fireplace with electric insert, one radiator, one centre light fitting, and a door allowing access into the kitchen.



| KITCHEN

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

The kitchen has fitted units at eye and floor level with worktop counter and tile splashback. The room has access to the gas boiler, an oven, one radiator, laminate flooring, and a door allows access out to the rear garden.



| UTILITY ROOM

2.77m x 2.06m (9'0" x 6'7")

An open archway from the kitchen allows access into the utility room. The utility room has a continuation of the laminate flooring, plumbing for a washing machine, space for a fridge freezer, and a door allows access into the guest w.c.



| GUEST W.C

1.43m x 0.9m (4'6" x 2'9")

The guest w.c features a one piece suite, laminate flooring and one centre light fitting.



| FIRST FLOOR STAIRS AND LANDING

4.83m x 1.84m (15'8" x 6'0")

The stairs and landing are fitted with carpet flooring throughout. The landing has one window overlooking the side of the property.



| FIRST FLOOR HALL

0.88m x 1.37m (2'8" x 4'4")

This area has laminate flooring, access to the hot press between Bedroom 1 and Bedroom 3, and also access to the separate w.c and bathroom.



| BEDROOM 1

3.91m x 2.65m (12'8" x 8'6")

A spacious double bedroom has one window overlooking the front of the property, carpet flooring, one centre light fitting and a sink.



| BEDROOM 2

3.24m x 3.11m (10'6" x 10'2")

This double bedroom has one window overlooking the rear of the property, carpet flooring, sink, one radiator, one centre light fitting.



| **BEDROOM 3**

2.95m x 2.31m (9'6" x 7'5")

Another double bedroom has one window to the front, carpet flooring, one radiator, sink, and one centre light fitting.



| **W.C**

1.22m x 0.78m (4'0" x 2'5")

The w.c features a two piece suite, one window overlooking the side of the property, laminate flooring, one radiator, and one centre light fitting. Another door from the first floor hall allows access into the main bathroom.



| **BATHROOM**

1.28m x 1.96m (4'1" x 6'4")

The main bathroom has one window overlooking the rear of the property, laminate flooring, one central light fitting, one wall-mounted light piece, a bath, and a sink.



| SECOND FLOOR STAIRS AND LANDING

3.42m x 1.82m (11'2" x 5'9")

The stairs and second floor landing are fitted with carpet flooring throughout. The landing has one window overlooking the rear, and one centre light fitting.



| BEDROOM 4

3.37m x 3.03m (11'0" x 9'9")

This bedroom has one window overlooking the rear property, carpet flooring, one radiator, sink, one centre light fitting, and two wall-mounted light pieces.



| BEDROOM 5

4.03m x 3.09m (13'2" x 10'1")

This double bedroom has one window overlooking the front property, carpet flooring, one radiator, sink, one centre light fitting, and one wall-mounted light piece.



| BEDROOM 6

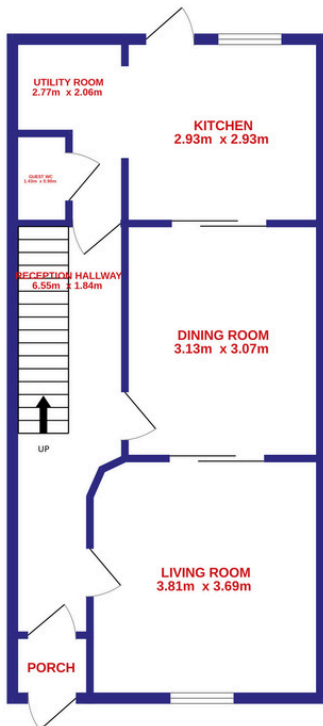
3.86m x 2.33m (12'6" x 7'6")

This bedroom has one window overlooking the front property, carpet flooring, one radiator, sink, and one wall-mounted light piece.

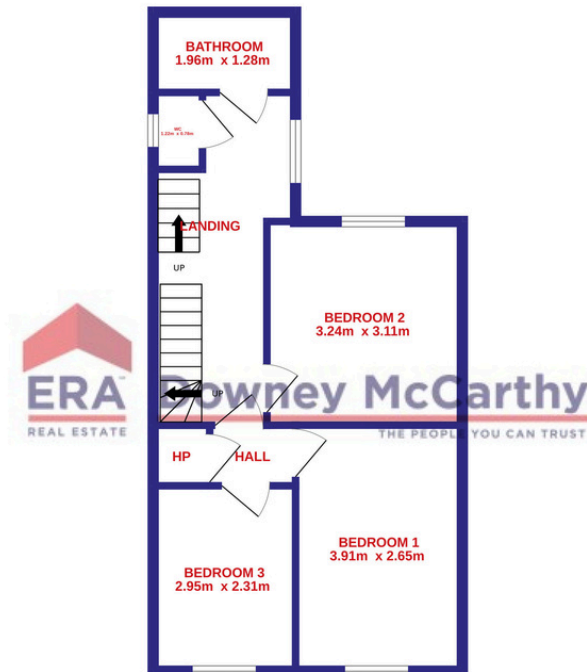


| FLOOR PLAN

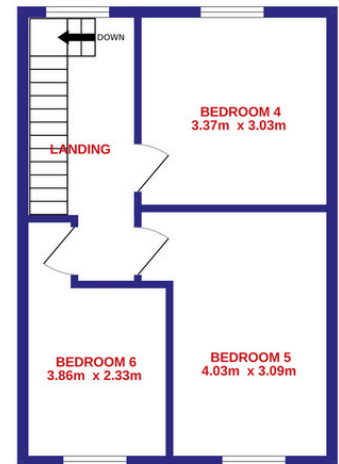
GROUND FLOOR



1ST FLOOR



2ND FLOOR



| GARDENS AND EXTERIOR



The front of the property has concrete steps leading up to the front door. There is a small patio area and a garden which is laid to lawn with mature shrubs and plants abounding. The area is fully enclosed with mature hedging on all sides.

The rear of the property has concrete steps leading up to maintenance free area. There is a block built wall to the right and the rear, hedging to the left, and there is also a block built shed for storage.

| DIRECTIONS

Please see Eircode T23 NY00 for directions.



| ALL ENQUIRIES TO:



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