ERA REAL ESTATE

Downey McCarthy

THE PEOPLE YOU CAN TRUST

7 St. Christopher's Walk, Montenotte, Cork



ERA Downey McCarthy Auctioneers are delighted to offer to the market this superbly presented three bedroom semi-detached property, ideally located in a mature and highly sought-after residential area in Montenotte. Situated within one of Cork's most established and convenient suburbs, the property enjoys easy access to a host of local amenities including schools, shops, cafés, sporting facilities, and excellent public transport links.

Accommodation consists of reception hallway, living room, dining room, kitchen, guest w.c, and adjoined garage on the ground floor. Upstairs the property offers three spacious bedrooms and the main family bathroom.

AMV: €475,000

BER C1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 118.9 Sq. M. / 1,280 Sq. Ft. (including garage)
- Built in 1935 approx.
- BER C1 - BER no. 114769482
- Externally insulated in recent years
- New gas boiler fitted
- Three bedrooms upstairs
- Adjoined garage, potential to convert
- Fully enclosed and spacious rear garden
- Mature and highly sought after location
- Convenient to all amenities including Gaelscoil an Ghoirt Álainn,
- Close to shops, bars, restaurants, local sports clubs, bus routes

| PORCH

2.14m x 2.79m (7'0" x 9'1")

A PVC door with frosted glass panelling allows access into the porch. The porch has tile flooring, recessed spotlighting, and is flooded with natural light owing to windows on all sides. A teak door with glass panelling allows access into the main reception hallway.



| RECEPTION HALLWAY

4.83m x 1.81m (15'8" x 5'9")

The reception hallway has impressive original terrazzo tiled flooring, neutral décor, one centre light piece, one large radiator, access to the electrical board, and access to under stair storage.



| LIVING ROOM

4.4m x 3.89m (14'4" x 12'7")

A superb main living room has a feature bay window overlooking the front of the property, allowing in extensive natural light. The room has an impressive feature fireplace with open insert, attractive neutral décor, one centre light fitting, one large radiator, plenty of space for a suite of furniture and high quality laminate timber flooring.



| DINING ROOM

3.79m x 3.21m (12'4" x 10'5")

This versatile room has double doors with glass panelling overlooking the rear of the property, another superb feature fireplace with an open insert, very attractive neutral décor, one radiator, one centre light fitting, and high quality laminate timber flooring.



| KITCHEN

4.58m x 2.65m (15'0" x 8'6")

The kitchen features solid fitted units at eye and floor level in an attractive colour scheme with extensive worktop counter and tile splashback. The kitchen includes space for an oven/hob/extractor fan, plumbing for a washing machine, space for a fridge freezer, and a stainless steel sink. The area has a continuation of the original terrazzo flooring, neutral décor, control panel for the heating, one centre light fitting, one radiator, one window to the rear, and a door allows access to a hall, which leads you to the rear garden, the guest w.c and adjoined garage, respectively.



| GUEST W.C

1.56m x 0.59m (5'1" x 1'9")

The guest w.c features a two piece suite, one window to the side of the property, and vinyl flooring.



| GARAGE

6.32m x 2.55m (20'7" x 8'3")

The adjoined garage is ideal for storage. The area has concrete flooring, one centre light fitting, and some power points.



| STAIRS AND LANDING

3.05m x 2.58m (10'0" x 8'4")

The stairs and landing are fitted with carpet flooring throughout. The main landing has one large window to the side of the property flooding the area with extensive natural light, one centre light fitting, one smoke alarm, and access to the hot press which is shelved for storage.



| BEDROOM 1

4.71m x 3.2m (15'4" x 10'4")

This double bedroom has a feature bay window overlooking the front of the property, an extensive array of built-in wardrobe units for storage, one centre light fitting, one radiator, attractive neutral décor, and quality laminate timber flooring.



| BEDROOM 2

3.59m x 3.21m (11'7" x 10'5")

This spacious double bedroom has one window to the rear, attractive neutral décor, a feature fireplace, one centre light fitting, one radiator, and laminate timber flooring.



| BEDROOM 3

2.31m x 2.43m (7'5" x 7'9")

This single bedroom has one window to the front of the property, attractive neutral décor, one centre light fitting, one radiator and high quality laminate timber flooring.



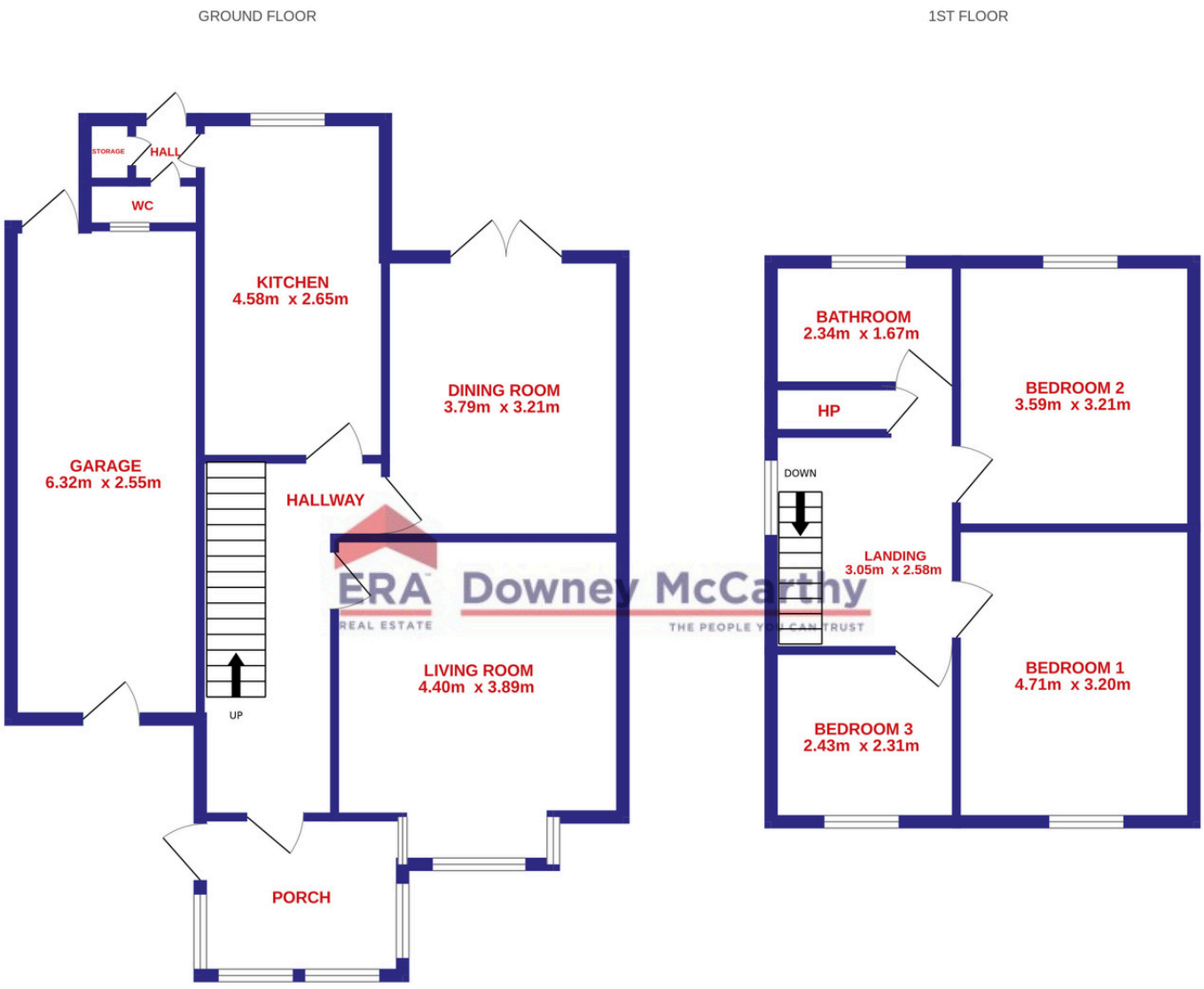
| FAMILY BATHROOM

1.67m x 2.34m (5'4" x 7'6")

The well-appointed main bathroom features a three piece suite including a built-in shower cubicle incorporating a Mira Sprint electric shower. There is one frosted window overlooking the rear of the property, an extractor fan, one centre light fitting, a heated towel rail, access to a storage press, and an access hatch to the attic.



| FLOOR PLAN



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| GARDENS AND EXTERIOR





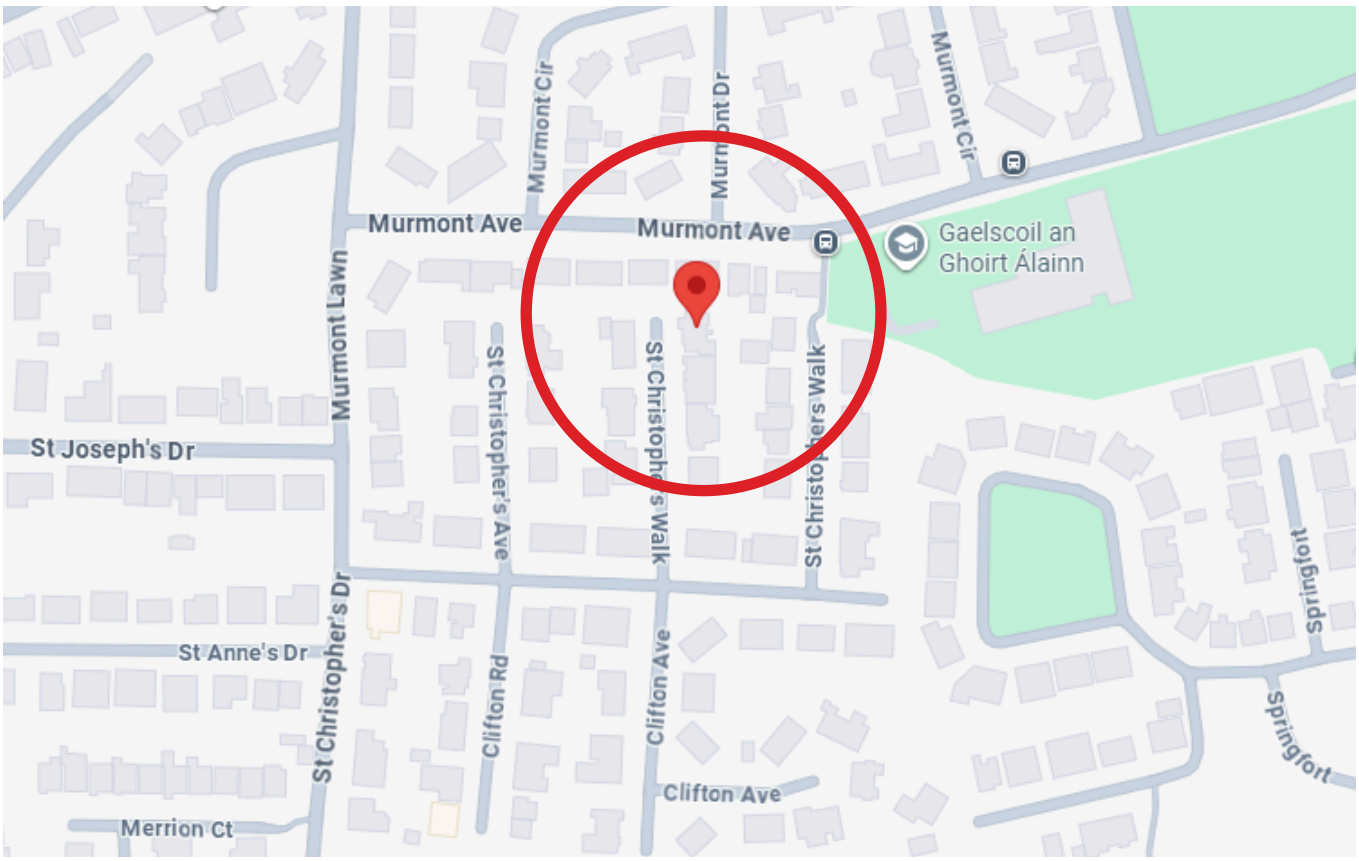



The front of the property has a concrete driveway which can accommodate off street parking for one vehicle. There is a garden area which is laid to lawn, and a timber door allows access into the adjoined garage.

The rear garden is fully enclosed with a block built walls to all sides. There is a concrete shed which is ideal for storage, and the garden area is laid to lawn with mature shrubs and plants abounding.

| DIRECTIONS

Please see Eircode T23 K5KN for directions.



| ALL ENQUIRIES TO:



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