

## 8 Stream Hill, Gardiners Avenue, Montenotte, Cork



ERA Downey McCarthy are delighted to launch to the market this four bedroom end of terrace property which is ideally located just off Gardiners Hill and benefits from a private driveway and large West facing rear garden. While in need of some modernisation, this property has a lot to offer potential purchasers owing to its location close to Montenotte, St. Lukes, Dillons Cross and Cork city centre and with local amenities and public transport on its doorstep. Ideal for a cash buyer/builder.



**AMV: €235,000**



**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

## | FEATURES

- Approx. 88.17 Sq. M. / 949 Sq. Ft.
- Built in 1930/1940 approx.
- BER G
- Gas fired central heating
- Large West facing rear garden
- Secure gates provide access to off street parking
- 15 minutes' walk from Cork city centre
- Serviced by the 208 bus route
- Close to local amenities in St. Luke's and Dillon's Cross
- Adjacent to St. Patrick's School on Gardiners Hill
- Close proximity to shops, bars, cafes and church
- Ideal first time buy or investment opportunity
- Property was last rented for €1,112 per month set in May 2022

## | LIVING ROOM

5.97m x 4.74m (19'5" x 15'5")

The spacious living room is dual aspect with one window overlooking the front of the property and one window to the side. The room has timber flooring, unique feature fireplace, one radiator, under stair storage space, two radiators and three light pieces.





## | KITCHEN/DINING ROOM

3.18m x 3.98m (10'4" x 13'0")

The kitchen has solid fitted unit at eye and floor level, one large window to the side, lino flooring. The gas boiler is housed within this room.



## | BEDROOM 3

2.86m x 2.69m (9'3" x 8'8")

Located on the ground floor, this single bedroom has one window to the rear, vinyl flooring, one centre light piece and one radiator.



## | BEDROOM 4

2.68m x 2.49m (8'7" x 8'1")

This bedroom has one window to the rear, vinyl flooring, centre light piece and a radiator.



## | MAIN BATHROOM

3.38m x 1.59m (11'0" x 5'2")

The bathroom features a four piece suite including a Mira Elite electric shower fitted over the bath, vinyl flooring, skylight and centre light piece.



## | STAIRS AND LANDING

3.39m x 0.94m (11'1" x 3'0")

A timber staircase leads to the first floor. The landing area has carpet flooring.



## | BEDROOM 1

2.61m x 4.19m (8'5" x 13'7")

This spacious double bedroom has two windows overlooking the rear, allowing extensive natural light to flood the room. There is carpet flooring, built-in units, centre light piece and a radiator.



## | BEDROOM 2

3.21m x 4.61m (10'5" x 15'1")

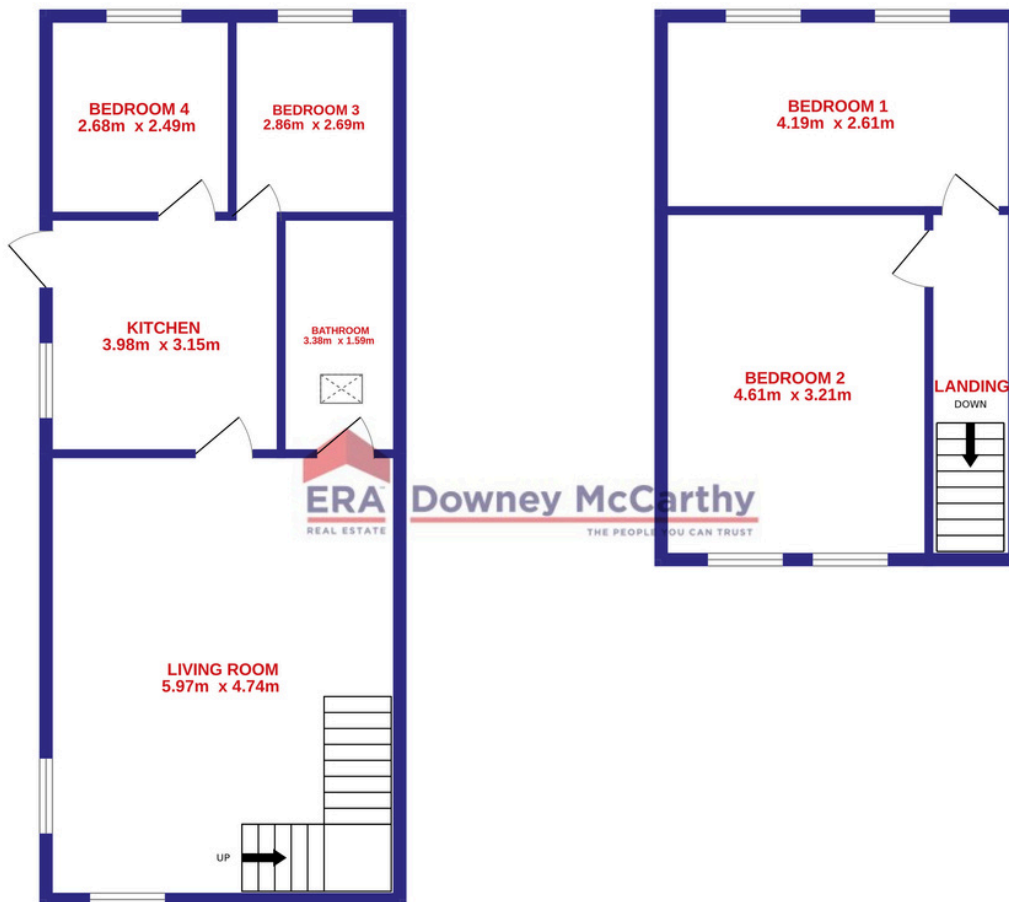
This bedroom has two windows to the front of the property, carpet flooring, centre light piece and radiator.



## | FLOOR PLAN

GROUND FLOOR

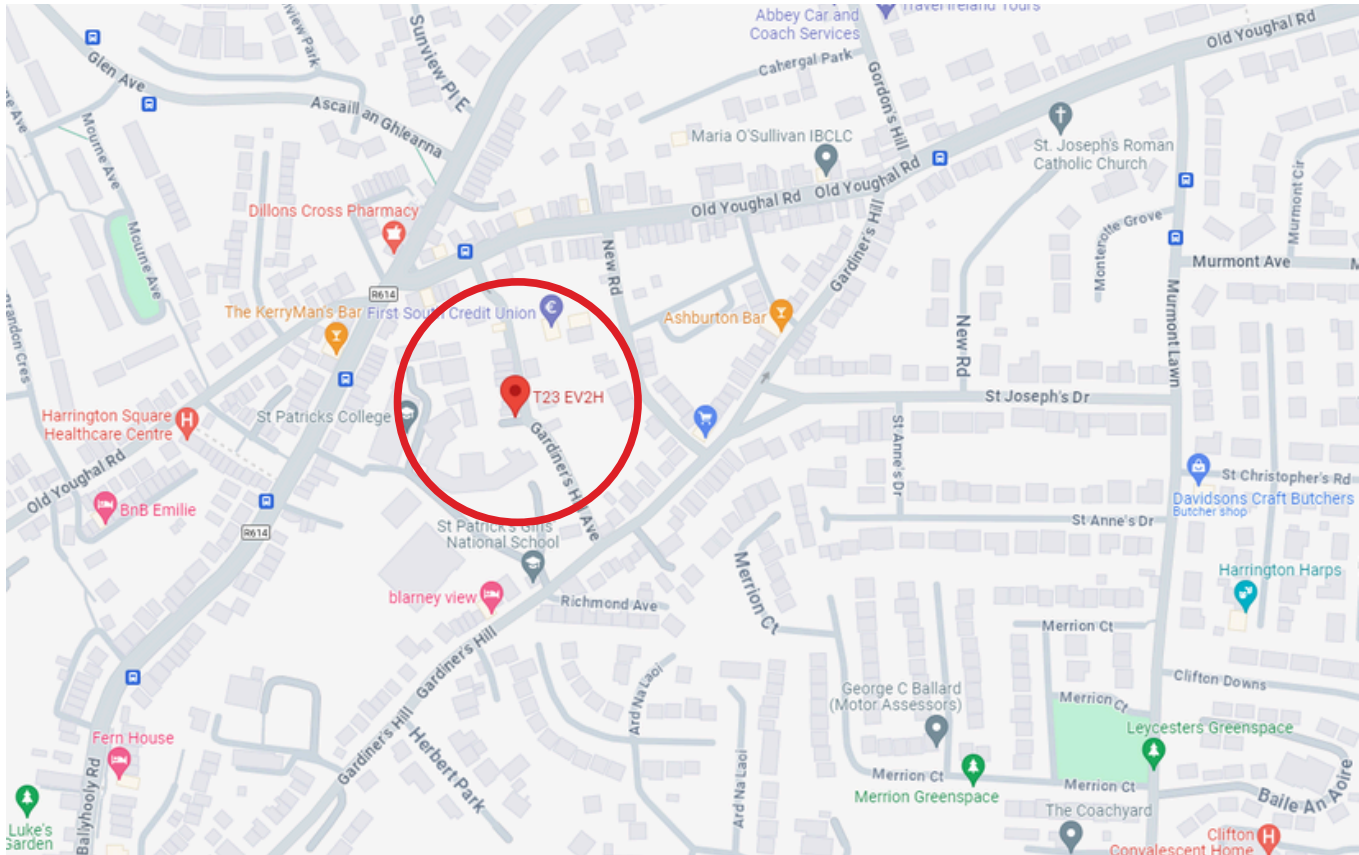
1ST FLOOR





## | DIRECTIONS

Please see Eircode T23 EV2H for directions.



## | ALL ENQUIRIES TO:



**Michael Downey** B.Comm, MIPAV, QFA  
**087 7777117**  
**michael@eracork.ie**



**Caroline Downey** BA, MSc, MIPAV MMCEPI  
**083 0255433**  
**caroline@eracork.ie**



**Disclaimer:** The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.