

3 Bellevue Villas, Lower Glanmire Road, Tivoli, Cork



ERA Downey McCarthy Auctioneers are delighted to present 3 Bellevue Villas to the market. This is a magnificent, five bedroom, five storey, elegant late Georgian townhouse which occupies a prime position overlooking the River Lee, with views extending from Blackrock Castle to the Port of Cork. Lovingly restored by its current owners over the past few years, this home blends the charm and elegance of a bygone era with the comfort and ease of modern living. It has been carefully maintained and comes to the market in turnkey condition.

3 Bellevue Villas is a spectacular period home that combines classic charm with all the perks of modern city living - private front garden, secure parking, and stunning views, mere minutes away from Cork city centre.

AMV: €750,000

BER EXEMPT

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PSRA No. 002584

| ACCOMMODATION

Accommodation extends to approx. 4,500 sq. ft. over five floors.

- At garden level, the property offers a back hallway, kitchen/dining area, bathroom, hallway, family room, and bedroom 5. This is currently laid out as a separate self-contained apartment ideal for extended family, au pair or rental income.
- On the ground floor level, the property offers a large reception hallway, spacious sitting room, dining room, serving kitchen, and the main family bathroom.
- At first-floor level, the property offers a landing, drawing room, bedroom 1 and en suite 1.
- At second-floor level, the property offers a landing, three bedrooms and en suite 2.
- On the third floor, the property has a landing, office/bedroom 6, a walk-in wardrobe, and two additional storage rooms.

| FEATURES

- South facing end of terrace period property
- Approx. 418 Sq. M. / 4,499 Sq. Ft.
- Originally built in the early 19th century
- Beautifully restored by its current owners
- Original features include exquisite plaster work, ceiling cornicing, ceiling roses, fine marble fireplaces, sash windows and joinery
- Five bedrooms across five storeys
- Garden level separate self-contained apartment/granny flat
- Principal rooms feature 11 ft. high ceilings
- Overlooking the River Lee with views extending from Blackrock Castle to the Port of Cork
- Private car parking
- Secure gates
- Private fly over bridge access from the Lower Glanmire Road
- A short walk to Cork city centre & Millennium Park
- Easy access to all major road networks and routes
- BER Exempt

| BER DETAILS

BER EXEMPT

| RECEPTION HALLWAY

9.64m x 1.62m (31'6" x 5'3")

An impressive Georgian front door leads you through to the welcoming and elegant hallway, which has tile flooring throughout. The hallway has attractive coverings and ceiling rose, picture rail, dado rail, and an antique style radiator.



| SITTING ROOM

4.9m x 6.62m (16'0" x 21'7")

The sitting room has two large Georgian windows overlooking the River Lee, flooding the area with extensive natural light from this south facing aspect. The area has original solid wood flooring, original fireplace with stove insert, slate hearth, and marble surround, ornate cornicing and ceiling rose, antique style radiator, and one centre light piece. There is an open archway which leads you through to the formal dining room.



| FORMAL DINING ROOM

4.14m x 5.78m (13'5" x 18'9")

This room has attractive coverings and ceiling rose, original fireplace, original solid wood flooring, feature original fireplace with tile surround and tile hearth, antique style radiator, one window to the rear, and access to the kitchenette is from here.



| KITCHENETTE

2.53m x 2.08m (8'3" x 6'8")

This is a recently renovated kitchenette, which has one window to the side of the property. The room has recessed spot lighting, tile flooring, fitted kitchen units at eye and floor level, black granite worktop counter, integrated hob and oven, integrated microwave, and an integrated dishwasher.



| FAMILY BATHROOM

2.8m x 2.48m (9'1" x 8'1")

Located on the ground floor, four steps from the rear of the reception hallway lead you through to the main family bathroom. The room has one window to the rear, one window to the side, one centre light piece, tile flooring, antique fireplace, electric wall-mounted heater, an Edwardian style wash hand basin, one w.c, and a roll top free standing bath.



| FIRST FLOOR STAIRS AND LANDING

An original staircase with brass stair rods and central carpet leads from the ground floor all upper levels. The first floor landing has one large Georgian window overlooking the rear of the property.



| DRAWING ROOM

4.95m x 8.9m (16'2" x 29'1")

This is an exceptional drawing room, stretching the full width of the home, and features three large sliding Georgian sash windows with original shutters, which offers beautiful views over the River Lee. The room has ornate cornicing and ceiling rose, ornate plaster work, picture rail to all sides, attractive white marble fireplace with cast iron and tile insert, carpet flooring, and an antique style radiator.



| BEDROOM 1

4.19m x 5.83m (13'7" x 19'1")

This is a superb, spacious double bedroom which boasts 11 ft. high ceilings, original covings to all sides, one window to the rear, carpet flooring, attractive cast iron fireplace, antique style radiator, and a door allowing access to the en suite.



| EN SUITE 1

2.49m x 2.05m (8'1" x 6'7")

This well-decorated en suite features a three piece suite including a quadrant fitted shower, fully tiled walls and floors, recessed spot lighting, 11 ft. high ceiling, antique style radiator, Edwardian style wash hand basin and w.c, and one Georgian window to the side of the property.



| SECOND FLOOR STAIRS AND LANDING

A conversation room off the second floor landing takes us back in time and history to where the affairs of the day were discussed. This room has two windows overlooking the rear of the property.



| BEDROOM 2

4.22m x 5.82m (13'8" x 19'0")

This large double bedroom has one Georgian sash window overlooking the rear, cornicing to all sides, one centre light piece, carpet flooring, antique style radiator, and a door allows access to a second en suite bathroom.



| EN SUITE 2

2.5m x 2.06m (8'2" x 6'7")

Another well-appointed en suite features a three piece suite including a quadrant fitted shower, fully tiled walls and floors, recessed spot lighting, antique style radiator, Edwardian style wash hand basin and w.c, and one Georgian window to the side of the property.



| **BEDROOM 3**

4.91m x 5.53m (15'5" x 18'1")

This large double bedroom has two large Georgian sash windows to the front of the property overlooking the River Lee, one centre light piece, cornicing to all sides, cast iron fireplace, carpet flooring, antique style radiator.



| **BEDROOM 4**

4.91m x 5.53m (16'1" x 18'1")

This versatile room could be used as bedroom 4 and or as a walk in wardrobe/dressing room from bedroom 3. There is one Georgian window to the front of the property, antique style radiator, one centre light piece, cornicing to all sides, carpet flooring.



| **THIRD FLOOR STAIRS AND LANDING**

This landing area has one dormer window, and original timber flooring. There is also access to the attic from this landing.



| WALK-IN WARDROBE

2.67m x 2.44m (8'7" x 8'0")

This versatile room is currently in use as a walk-in wardrobe but could be used as a home office. The room has one Velux window, fitted shelving, hanging areas, timber flooring.



| STORAGE ROOM 1

2.67m x 2.84m (8'7" x 9'3")

This room is currently being used as a storage room but could be used for multiple uses. There is one Velux window, fitted shelving, hanging areas, and timber flooring.



| STORAGE ROOM 2

2.62m x 2.83m (8'5" x 9'2")

This room is currently being used as a storage room but could be used for multiple uses. There is one original dormer window to the rear.



| OFFICE/BEDROOM 6

6.5m x 2.87m (21'3" x 9'4")

Currently in use as an office, this spacious room has one Velux window to the front, an original dormer window to the rear, original timber flooring, and an extensive array of fitted shelving units.



| GARDEN LEVEL - BACK HALLWAY

4.01m x 2.46m (13'1" x 8'0")

The back hallway at garden level has a flagstone floor and a door leading out to the back garden. The hallway has two wall-mounted light pieces, and a recessed alcove. It could also be used as a utility room.



| KITCHEN/DINING AREA

4.01m x 5.53m (13'1" x 18'1")

This kitchen/dining area has one Georgian window to the rear of the property, recessed spot lighting, fitted units at eye and floor level, solid timber flooring, stainless steel sink, and a gas hob with fitted electric oven.



| SHOWER ROOM

2.12m x 1.82m (6'9" x 5'9")

This fully tiled shower room features a three piece suite including a quadrant shower enclosure with fitted power shower, one Georgian window to the side of the property, and recessed spot lighting.



| FAMILY ROOM

4.83m x 2.98m (15'8" x 9'7")

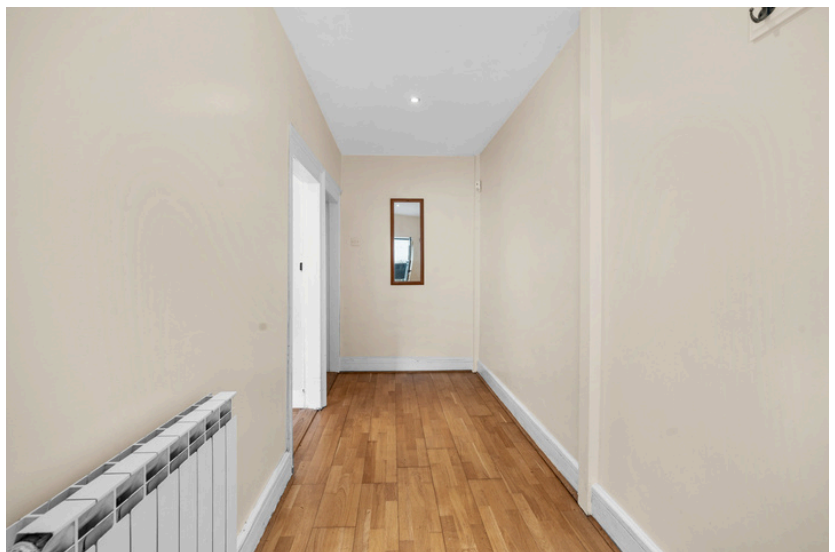
The family room has timber flooring, fireplace with cast iron surround, a wall-mounted electric heater, and access to the front hallway.



| FRONT HALLWAY

4.82m x 4.84m (15'8" x 15'8")

This hallway is accessed from the family room at garden level, and from the front of the property via a set of steps, allowing for self-contained access if required.



BEDROOM 5

3.66m x 3.24m (12'0" x 10'6")

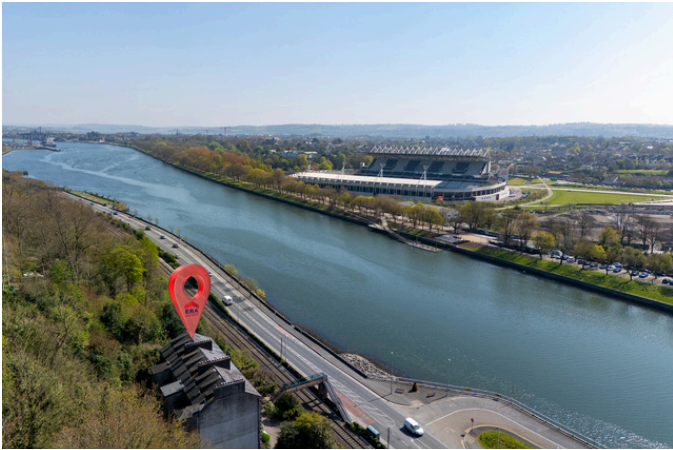
This double bedroom has an original Georgian sash window to the front of the property, timber flooring, one centre light piece, a wall-mounted electric heater.



FLOOR PLAN



| GARDENS AND EXTERIOR

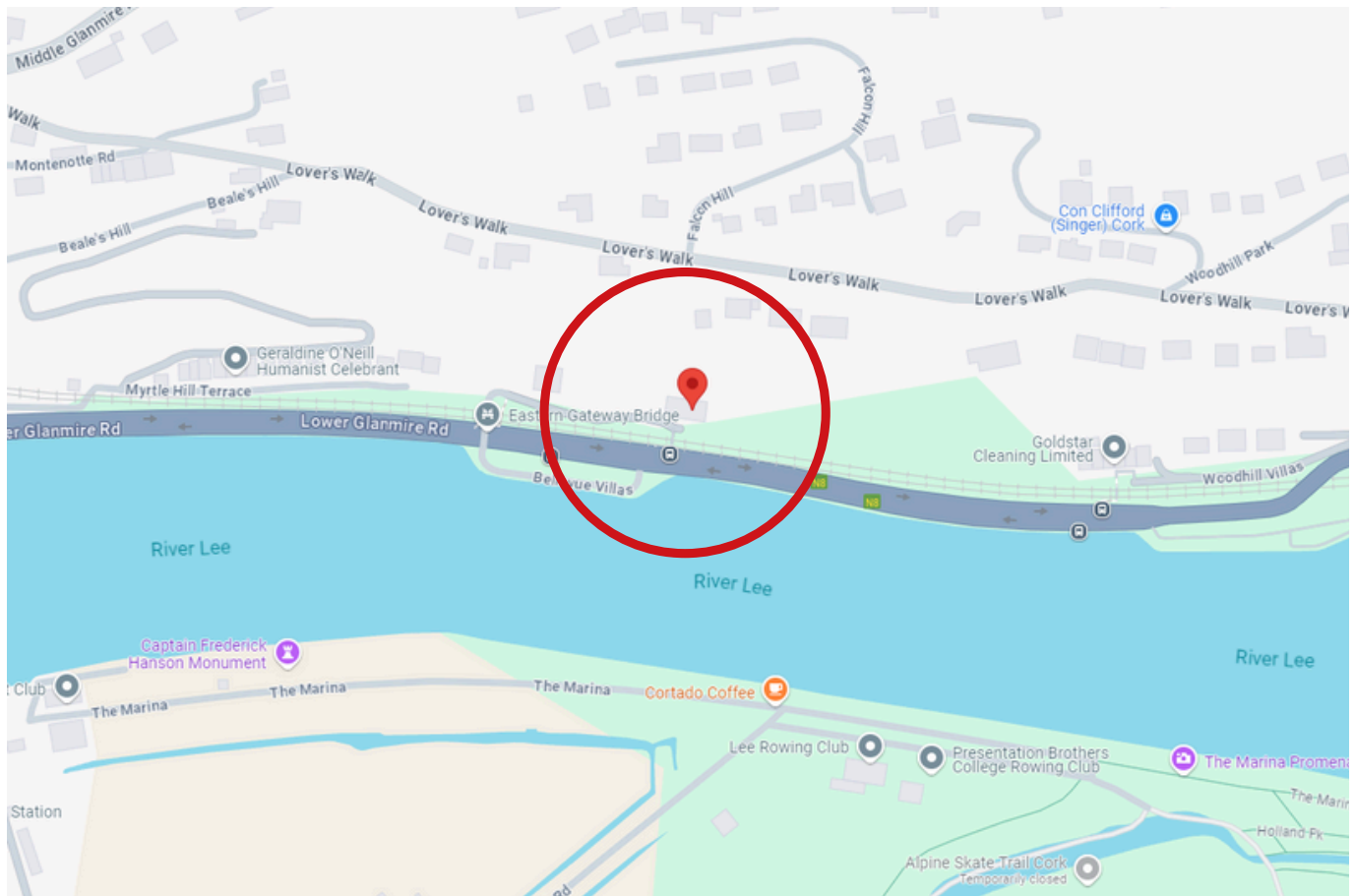


The front of the property has a secure gate leading to a south facing terrace laid in gravel, which overlooks the picturesque River Lee and the Marina. The terrace is surrounded by mature trees and shrubs. Access to a step bridge gives pedestrian access to the Lower Glanmire Road.

The rear of the property has a private, low maintenance courtyard. It is nestled against a cliff edge, providing exceptional privacy, while mature trees and shrubs further enhance the sense of seclusion.

| DIRECTIONS

Please see Eircode T23 FCD9 for directions.



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THE PEOPLE YOU CAN TRUST

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