

8 Stream Hill, Dillons Cross, Cork



ERA Downey McCarthy Auctioneers are delighted to launch to the market this newly renovated and immaculately presented, four bedroom, end of terrace property which has been beautifully finished throughout. The property offers four bedrooms, a large west facing rear garden, and private parking, in a convenient and attractive location close to all local amenities in Dillons Cross, Gardiner's Hill and Montenotte. As well as being within 20 minutes walking distance of Cork city centre (2.4 kms), this property is an ideal first time buy, or indeed a shrewd investment, viewing comes highly recommended to appreciate what this fine home has to offer.



AMV: €325,000

BER D1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 91.35 Sq. M. / 983 Sq. Ft.
- Originally built in 1930 approx.
- Extensively renovated in 2024/5
- BER D1 with potential to increase to a B1 rating subject to specific works as detailed in the BER Advisory Report
- Immaculately presented throughout
- Natural gas fired central heating
- Four bedrooms - 2 up, 2 down
- Large west facing rear garden
- Secure gates provide access to the back garden and shed.
- Private off street parking space to the side of the house
- 15 minutes' walk from Cork city centre
- Serviced by the 208 bus route
- Close to local amenities including shops, bars, cafes, schools and church
- Ideal first time buy/investment property

| LIVING ROOM/LOUNGE

5.92m x 4.74m (19'4" x 15'5")

A new solid teak door with centre glass panelling allows access into the spacious open plan living room/lounge. The beautifully presented room has one window to the front of the property, three light fittings, feature fireplace, high quality solid timber flooring, two radiators, under stair storage, and attractive neutral décor. A door allows access into the kitchen.



| KITCHEN

3.19m x 3m (10'4" x 9'8")

The kitchen has one window and one door to the side of the property, solid fitted units at eye and floor level with an extensive worktop counter, brand new built-in oven/hob/extractor fan, a stainless steel sink, plumbing for a washing machine, attractive neutral décor, radiator, centre light fitting, smoke alarm, and plenty of storage space. The newly fitted gas boiler is also housed within this room.



| MAIN HALLWAY

3.18m x 2.61m (10'4" x 8'5")

A newly constructed hallway is tastefully finished with one Velux window, high quality timber flooring, attractive neutral décor, and recessed spot lighting.



| MAIN BATHROOM

3.18m x 2.61m (10'4" x 8'5")

The well-appointed bathroom features a four piece suite including a Triton T80 electric shower fitted over the bath, high quality floor and wall tiling, recessed spot lighting, one Velux window, fitted mirror and storage space.



| **BEDROOM 3**

2.84m x 2.73m (9'3" x 8'9")

Located on the ground floor, this bedroom has one window to the rear of the property, high quality timber flooring, one centre light fitting and one radiator.



| **BEDROOM 4**

2.62m x 2.45m (8'5" x 8'0")

This bedroom has one window overlooking the rear of the property, quality timber flooring, centre light fitting and radiator.



| **STAIRS AND LANDING**

3.11m x 0.6m (10'2" x 1'9")

The stairs and landing are fitted with high quality carpet flooring throughout. At the top of the landing there are solid doors leading to both upstairs bedrooms.



BEDROOM 1

2.51m x 4.66m (8'2" x 15'2")

This spacious double bedroom has two windows overlooking the front of the property, allowing extensive natural light to flood the room. There is high quality carpet flooring, attractive neutral décor, one centre light fitting and one radiator.



BEDROOM 2

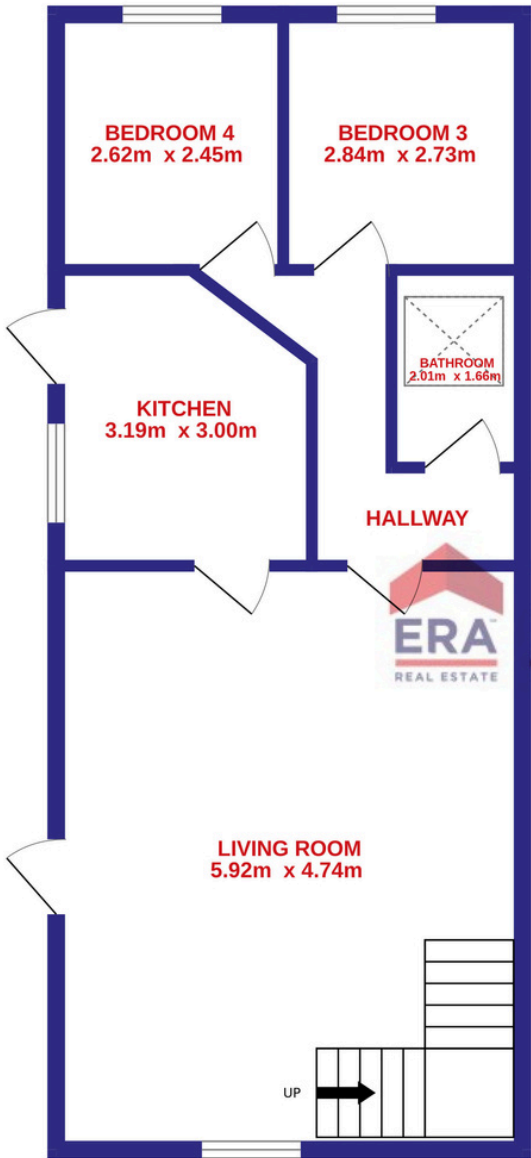
3.11m x 4.61m (10'2" x 15'1")

Another large double bedroom has two windows to the rear of the property, quality carpet flooring, impressive built-in wardrobe units for storage, attractive neutral décor, centre light fitting and a radiator.

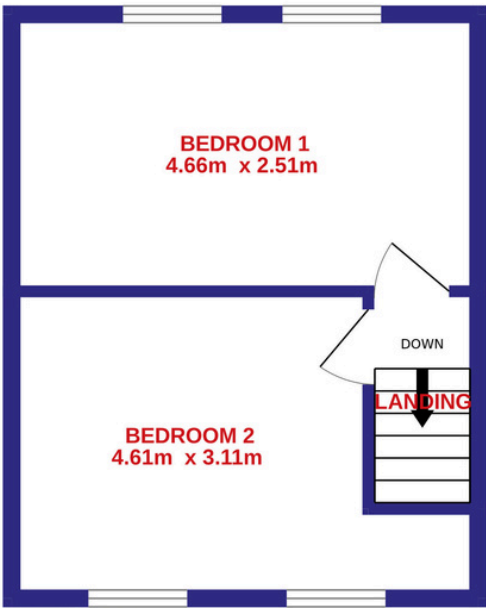


| FLOOR PLAN

GROUND FLOOR

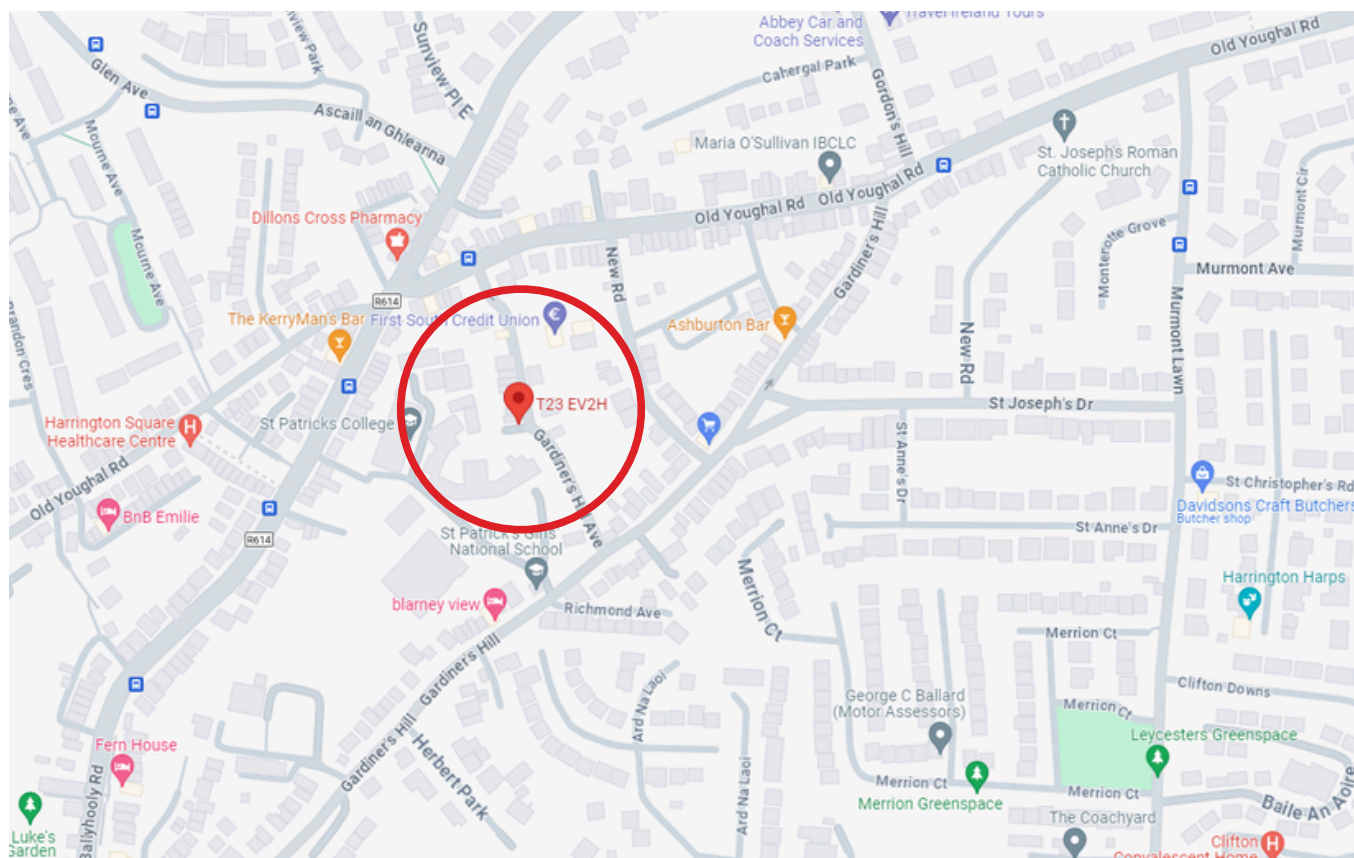


1ST FLOOR



| DIRECTIONS

Please see Eircode T23 EV2H for directions.



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