

## Santo Antonio, 17 Redemption Road, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this pristine, well positioned, three bedroom semi-detached home in the much acclaimed residential location of Redemption Road, Cork. Located close to all amenities, and within a 10 minute walk to Cork city centre, this property is sure to appeal to a host of buyers within the market. The property offers a spacious west facing rear garden, a substantial side access offering space for future development of the property if required into the future, and two off street parking spaces.

Accommodation consists of reception hallway, living room, kitchen, utility room, and formal dining room/lounge on the ground floor. Upstairs the property offers three spacious bedrooms, and the main family bathroom.

**AMV: €275,000**

**BER D2**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Highly desirable mature location within easy walking distance of Cork city centre
- Approx. 87.79 Sq. M. / 945 Sq. Ft.
- Built in 1934
- BER D2 with potential to increase to B1
- Large side access offer future development potential
- West facing rear garden which is fully enclosed and not overlooked
- Magnificent views of Cork city from the property's elevated site
- Gas fired central heating with a modern energy efficient boiler
- Original single glazed windows
- Three spacious bedrooms
- 2 x off street parking areas

## | RECEPTION HALLWAY

4.4m x 1.54m (14'4" x 5'0")

A teak door with glass centre panelling allows access to the main reception hallway. The hallway has timber panelled walls, carpet flooring, one centre light piece, one radiator, and built-in storage cabinets.



## | LIVING ROOM

4.4m x 3.44m (14'4" x 11'2")

A superb main living room has a feature bay window to the front of the property, including a Venetian blind, and offering panoramic views over Cork city centre. The room has carpet flooring, attractive décor, built-in display and storage cabinets to both sides of an open fireplace. There is one large radiator, one centre light piece, four power points, and one television point. A door from the room allows access to the kitchen.



## | KITCHEN

1.8m x 4.52m (5'9" x 14'8")

The kitchen features ornate tile flooring, and fitted units at eye and floor level in an L-shape. There is one window to the side of the property, one window to the rear, a stainless steel sink with drainer unit, plumbing for a washing machine and a dishwasher, and space for a fridge freezer. There are two light pieces, timber panelled ceiling, and a door from the room allows access to a utility room.



## | UTILITY ROOM

1.8m x 2.3m (5'9" x 7'5")

The utility area features a mix of vinyl and carpet flooring. This area has one large radiator, space for a dryer, and houses the gas boiler. A door allows access to the back garden.



## | FORMAL DINING ROOM/LOUNGE

5.15m x 3.26m (16'8" x 10'6")

This superb and spacious dual aspect room has one window to the rear, and one window to the front of the property which offers panoramic views. The room has carpet flooring, a magnificent open fireplace, one centre light piece, two large radiators, and ample power points. Access to the kitchen can also be gained from this room.



## | STAIRS AND LANDING

1.4m x 2.8m (4'5" x 9'1")

The stairs and landing are fitted with carpet flooring. At the top of the landing there is one window to the rear which overlooks the garden, flooding the area with natural light. There is one centre light piece, two walk-in storage areas, and an access hatch to the attic.



## | BEDROOM 1

3.63m x 3.92m (11'9" x 12'8")

A superb double bedroom has one window to the front of the property, new carpet flooring and an attractive neutral colour palette. There are built-in storage units from floor to ceiling to both sides of the room, one centre light piece, one large radiator, and one power point.



## | BEDROOM 2

3.6m x 3.82m (11'8" x 12'5")

A large double bedroom has one window to the front of the property, new carpet flooring and attractive décor. The room accommodates a walk-in storage area, a built-in storage and vanity area, one centre light piece, and one large radiator.



### | **BEDROOM 3**

2.18m x 2.4m (7'1" x 7'8")

A single bedroom has one window to the rear of the property. The room offers a bespoke built-in bed, extensive storage space from floor to ceiling, carpet flooring, one centre light piece, one radiator, two power points.



### | **BATHROOM**

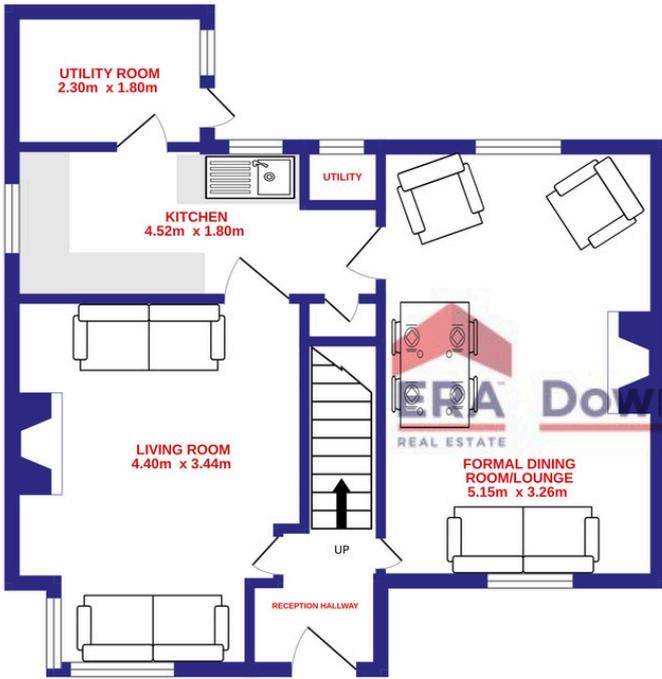
1.42m x 2.45m (4'6" x 8'0")

The family bathroom features a four piece suite including a mains operated shower head fitted over the bath. There is vinyl flooring, one window to the rear of the property, one centre light piece, wall tiling, one radiator, and decorative wallpaper.

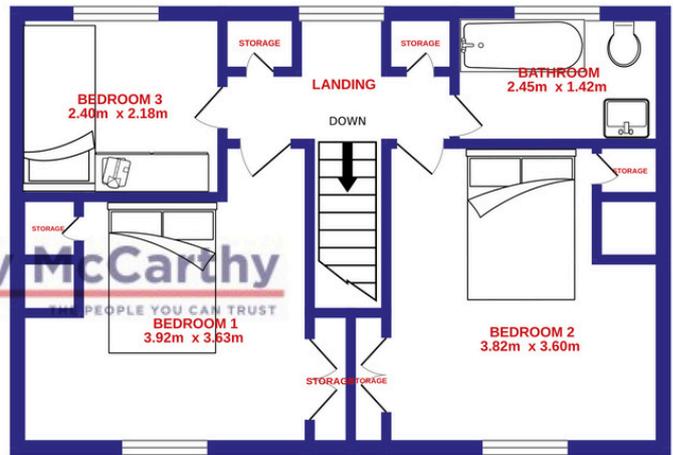


# | FLOOR PLAN

GROUND FLOOR



1ST FLOOR



## | GARDENS AND EXTERIOR



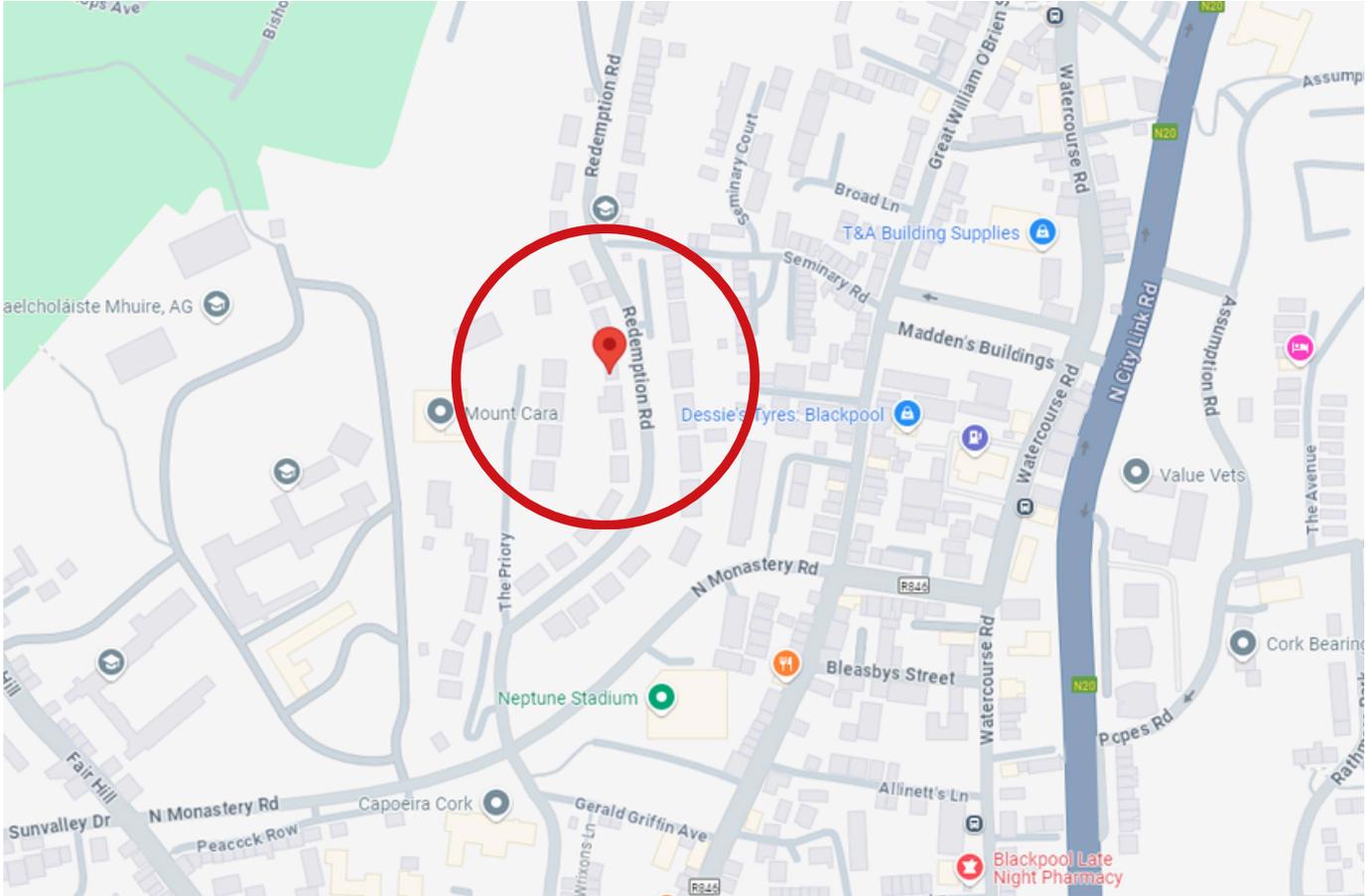
The front of the property has two off street parking areas. Steps from the main footpath allow access to a raised garden which is surrounded by mature shrubs and plants.

The rear of the property has a superb rear garden which is fully enclosed and not overlooked. Steps from the rear door allow access to a raised garden which is laid to lawn throughout with mature shrubs and plants. The property benefits from a West facing rear aspect ensuring sunlight from early afternoon to late evening.

The property offers a large side area, with easy access to the rear garden and an area for future development if required, subject to planning permission.

## | DIRECTIONS

Please see Eircode T23 E2H6 for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

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