

13 Alexandra Villas, St Lukes, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superbly presented and modern two bedroom terraced property, located a stones' throw from St Luke's, convenient to all essential and recreational amenities including bars, restaurants, shops, schools, transport links, and music venues. This immaculately presented home would be an ideal first time buy, or suited to those looking to trade down, while remaining close to Cork city centre.

Accommodation consists of open plan living/dining room, modern kitchen, and main bathroom on the ground floor. Upstairs the property offers two spacious double bedrooms.

AMV: €325,000

BER C3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Immaculately presented home
- Approx. 74.2 Sq. M. / 799 Sq. Ft.
- Built in 1905
- BER C3
- Fully re-wired and re-plumbed 2018
- New gas fired central heating system - installed 2018
- Double glazed PVC windows and doors - newly installed in 2020
- Electric underfloor heating in bathroom
- Attractive décor throughout
- Beautiful modern fitted kitchen
- Two bedrooms
- Fully enclosed decking area to the rear installed in 2025
- Desirable and well-connected residential location
- Walking distance to St Luke's and Cork city centre
- Convenient to all essential and recreational amenities including bars, restaurants, shops, schools, transport links, and music venues

| OPEN PLAN LIVING/ DINING ROOM

6.64m x 4.55m (21'7" x 14'9")

An impressive door with glass panelling allows access into the property, opening onto the superb living/dining room. This area has one window to the front of the property, high quality laminate flooring, a feature marble fireplace, recessed spot lighting, one centre light piece, attractive neutral décor, two radiators, and six power points. An open arch allows access to a rear hall, allowing access through to the kitchen and main bathroom.



| KITCHEN

2.63m x 2.56m (8'6" x 8'3")

This fantastic kitchen area is fitted with modern units at eye and floor level in an attractive colour scheme, with worktop counter and impressive tile splashback. The kitchen includes a stainless steel sink, integrated oven/hob/extractor fan, integrated fridge freezer, and an integrated dishwasher. The room has a Velux window which floods the area with natural light, recessed spot lighting, a kickboard heater, ample power points, and double glass doors allow access to the enclosed rear decking area.



| BATHROOM

1.75m x 1.57m (5'7" x 5'1")

Located on the ground floor, this beautifully appointed bathroom features a three piece suite including a large corner shower cubicle incorporating an electric shower. The room has electric underfloor heating, impressive floor and wall tiling, one Velux window, and recessed spot lighting.



| STAIRS AND LANDING

3.3m x 1.48m (10'8" x 4'8")

The stairs and landing are fitted with carpet flooring throughout. The landing area has one window to the rear of the property, one centre light piece, attractive neutral décor, and an access hatch to the attic.



| BEDROOM 1

3.05m x 4.48m (10'0" x 14'6")

This spacious double bedroom has two windows to the front of the property, carpet flooring, attractive neutral décor, recessed spot lighting, one radiator, power points, and wardrobe units for storage.



| BEDROOM 2

3.3m x 2.91m (10'8" x 9'5")

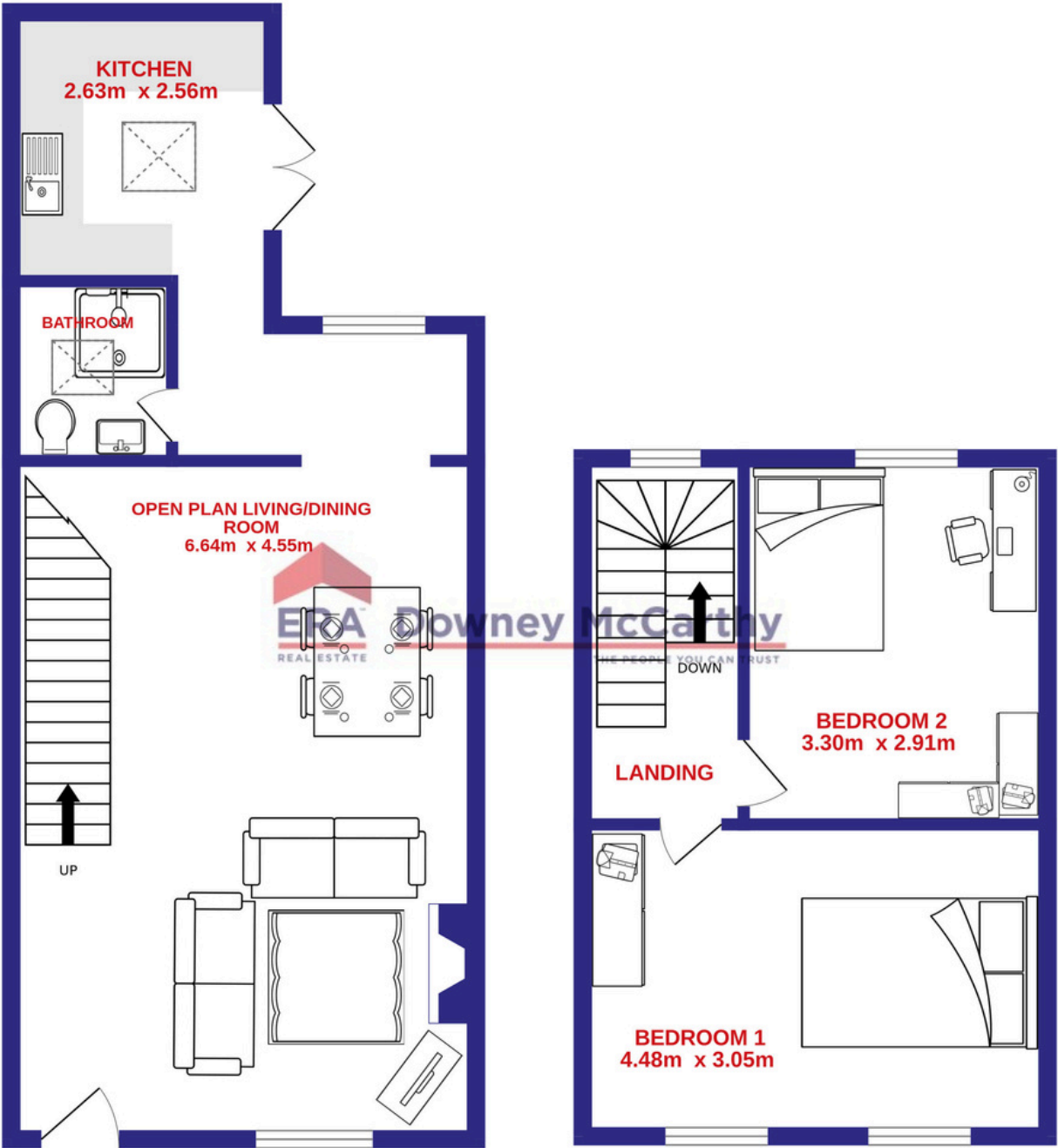
Another double bedroom has one window to the rear of the property, carpet flooring, one radiator, attractive neutral décor, recessed spot lighting, power points, and wardrobe units for storage.



| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



| GARDENS AND EXTERIOR

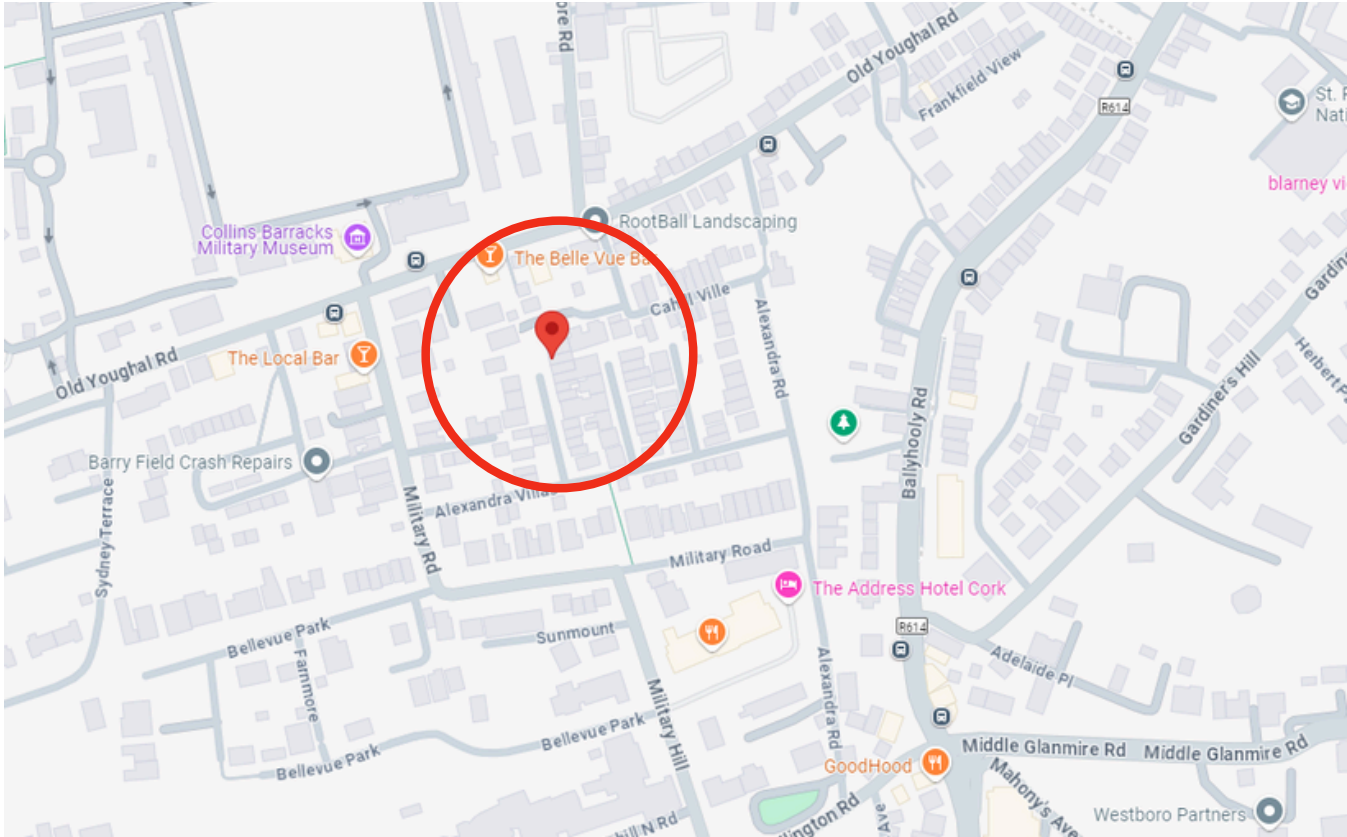


The front of the property is fully enclosed with block built walls and iron railings. There is a small courtyard which is maintenance free.

The rear of the property offers a fully enclosed and private decking area.

| DIRECTIONS

Please see Eircode T23 E5X9 for directions.



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