

Toureen House, Passage West, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this magnificent, bow fronted, detached period property occupying a prime position overlooking the River Lee in Passage West, Cork. This most impressive and substantial home boasts 3,700 Sq. Ft. approx. of exceptionally spacious living and bedroom accommodation throughout, a superb south facing rear garden, plus the added benefit of a self-contained granny flat, ideal for extended family living or guest accommodation.

Accommodation consists of reception hallway, main hallway, drawing room, living room, rear hall, guest w.c, kitchen/dining area, utility room and a convenient workshop on the ground floor. On the first floor the property offers three spacious double bedrooms, two en suite bathrooms, and a walk-in wardrobe. At second floor level there are three additional bedrooms and the main family bathroom.

AMV: €535,000

BER E2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Magnificent six bedroom detached home
- Main House - Approx. 313.8 Sq. M. / 3,377 Sq. Ft.
- Granny flat - Approx. 29.1 Sq. M. / 313.2 Sq. Ft.
- Original house was built in 1836
- Substantially modernised and upgraded in recent years
- BER E2
- Spectacular views of Lough Mahon and the River Lee
- Walking distance to the village of Passage West
- Close to all local amenities including shops, schools, bars and restaurants
- Excellent transport links
- Located on 216 and 223 bus routes
- 5 minutes from the Cross River Ferry to Cobh/Rushbrooke
- Private parking to the side of the property

| RECEPTION HALLWAY

4.04m x 3.6m (13'2" x 11'8")

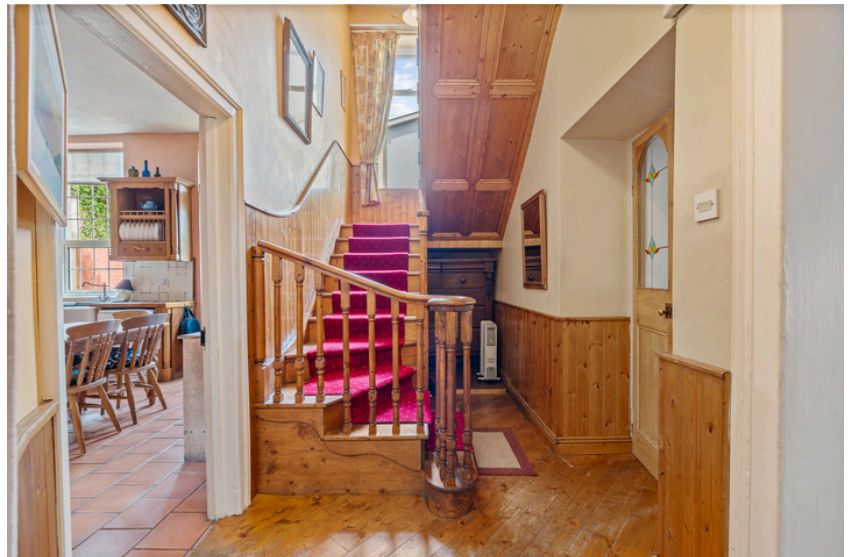
The reception hallway has solid wooden flooring, one centre light fitting, attractive panelling, space for a piano, one radiator, and double doors allow access into the main hallway.



| MAIN HALLWAY

2.26m x 5.02m (7'4" x 16'4")

The reception hallway has solid wooden flooring, one centre light fitting, attractive panelling, space for a piano, one radiator, and double doors allow access into the main hallway.



| DRAWING ROOM

5.12m x 6.04m (16'7" x 19'8")

This spectacular room has three feature bay windows in a bow front to the property, which allows extensive natural light to flood the area. The drawing room has solid wood flooring, a centre light fitting with ceiling rose, a feature fireplace with an open insert, one radiator, ample space for a large suite of furniture, space for a piano, and a door allowing access into the living room.



| LIVING ROOM

4.24m x 3.64m (13'9" x 11'9")

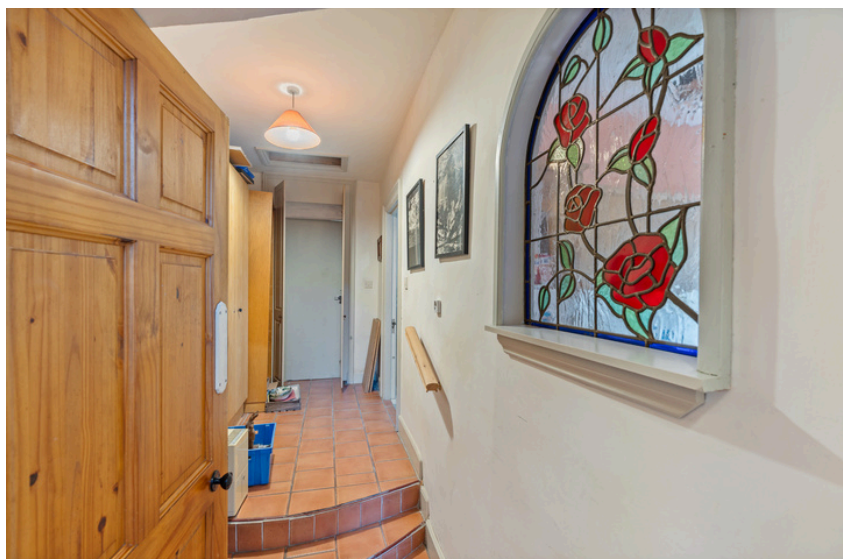
The living room has two windows overlooking the front of the property, plenty of space for another suite of furniture, wooden flooring, a fireplace with a open insert, radiator, and a centre light fitting with ceiling rose.



| REAR HALL

1.68m x 4.63m (5'5" x 15'1")

Accessed via the main hallway, the rear hall has tile flooring, a feature stained glass window overlooking the utility room, plenty of space for storage, and access to the attic.



| SHOWER ROOM

2.74m x 2.17m (8'9" x 7'1")

The shower room features a three piece suite including a built-in shower cubicle incorporating a Mira Sport electric shower. The room has a frosted window overlooking the rear of the property, centre light fitting, and fully tiled walls and floors.



| WORKSHOP

6.77m x 4.38m (22'2" x 14'3")

A door from the rear hallway allows access into a large workshop area, ideal for storage or a studio. The area has two light fittings, one window to the side of the property, and a door allowing access to same.



| KITCHEN/DINING

4.2m x 4.71m (13'7" x 15'4")

The cosy and charming kitchen/dining area has solid fitted units at eye and floor level, extensive worktop counter, tile splashback, feature integrated double stove, a stainless sink, plumbing for a dishwasher, extensive dining space, two radiators, access to the utility room and one centre light fitting. Double doors lead you out to a superb timber decking area to the side of the property.



| UTILITY ROOM

2.63m x 2.42 (8'6" x 7'9")

The utility room has tile flooring, solid fitted units at eye and floor level, plumbed for two washing machines, fridge freezer, centre light fitting, and a radiator. A door from here allows access to the rear patio area which is maintenance free.



| FIRST FLOOR STAIRS AND LANDING

1.84m x 4.98m (6'0" x 16'3")

The half landing has one window overlooking the side of the property. The main landing area has carpet flooring, a centre light fitting, and solid doors leading to all rooms.



| BEDROOM 1

5.42m x 5.92m (17'7" x 19'4")

This very spacious master bedroom has three feature windows to the bow fronted property overlooking the River Lee, allowing in extensive natural light. This superb double bedroom has attractive décor and colour palette, centre light fitting, two radiators and carpet flooring. A door allows access to the master bedroom en suite.



| EN SUITE BATHROOM

2.47m x 3.67m (8'1" x 12'0")

The en suite has two windows overlooking the front of the property, a three piece suite, centre light fitting and vinyl flooring. Double doors allow access into the walk-in wardrobe.



| WARDROBE

1.63m x 3.6m (5'3" x 11'8")

The walk-in wardrobe has fitted units for storage, one centre light fitting and carpet flooring.

| BEDROOM 2

4.33m x 4.04m (14'2" x 13'2")

Another large double bedroom that has two windows to the side of the property, built-in wardrobes for storage, centre light fitting with ceiling rose, attractive décor, one large radiator and carpet flooring.



| **BEDROOM 3**

3.28m x 3.58m (10'7" x 11'7")

This double bedroom has two windows to the front of the property, neutral décor, centre light fitting, radiator and carpet flooring. A door allows access to the en suite.



| **EN SUITE**

0.87m x 1.12m (2'8" x 3'6")

The second en suite has a two piece suite, neutral décor, centre light fitting and carpet flooring.



| **SECOND FLOOR STAIRS AND LANDING**

6.13m x 4.02m (20'1" x 13'1")

The half landing has one window overlooking the side of the property. The main landing has carpet flooring, one centre light fitting, and solid doors leading to all rooms.



| BEDROOM 4

4.64m x 4.18m (15'2" x 13'7")

A spacious double bedroom that has one window overlooking the side of the property, attractive neutral décor, centre light fitting, radiator and carpet flooring,



| BEDROOM 5

5.25m x 5.26m (17'2" x 17'2")

A very generous sized room that has plenty of space for storage, a window overlooking the rear of the property, radiator and carpet flooring. A door from bedroom five allows access into bedroom six.



| BEDROOM 6

3.93m x 4.07m (12'8" x 13'3")

This double bedroom has two windows overlooking the side of the property, centre light fitting, radiator and carpet flooring,



| MAIN BATHROOM

3.68m x 2.63m (12'0" x 8'6")

The bathroom has two windows overlooking the side of the property, a three piece suite, radiator, built-in storage, centre light fitting and carpet flooring. The hot water tank is also located within this room.



| GRANNY FLAT - LIVING ROOM

4.25m x 4.09m (13'9" x 13'4")

This bright and spacious living space has one window to the side of the property, impressive high ceiling, neutral décor, solid wooden flooring, one radiator, and one centre light fitting. An open arch allows access to the kitchen.



| KITCHEN

2.16m x 1.92m (7'0" x 6'2")

The kitchen features fitted units at eye and floor level, worktop counter, tile splashback, neutral décor, tile flooring, integrated oven/hob/extractor fan, and ample power points.



| BATHROOM

2.18m x 1.92m (7'1" x 6'2")

The bathroom features a three piece suite including a corner shower cubicle incorporating an electric shower, floor and wall tiling, neutral décor, extractor fan, centre light fitting, and a wall-mounted light piece. There is also plumbing here for a washing machine.



| GUEST BEDROOM

0.96m x 3.51m (3'1" x 11'5")

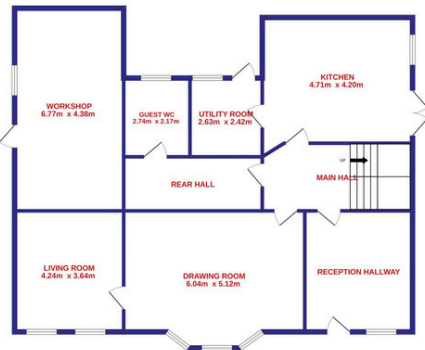
Stairs from the main living room allow access to the first floor bedroom. This bright double bedroom has one large Velux window to the side, attractive neutral décor, built-in wardrobe units for storage, centre light fitting, and some power points.



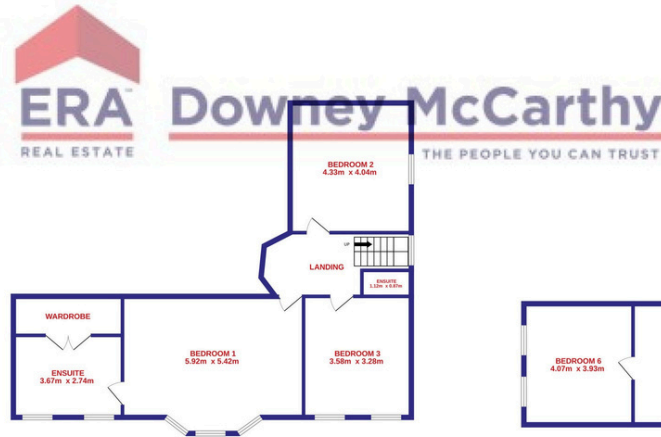
FLOOR PLAN

MAIN HOUSE

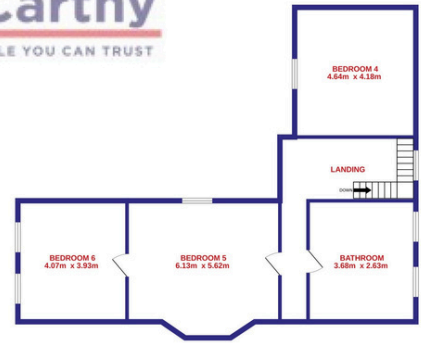
GROUND FLOOR



1ST FLOOR

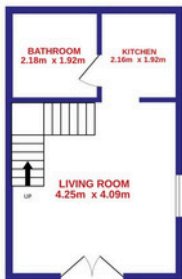


2ND FLOOR



GRANNY FLAT

GRANNY FLAT
29.1 sq.m. approx.



| GARDENS AND EXTERIOR



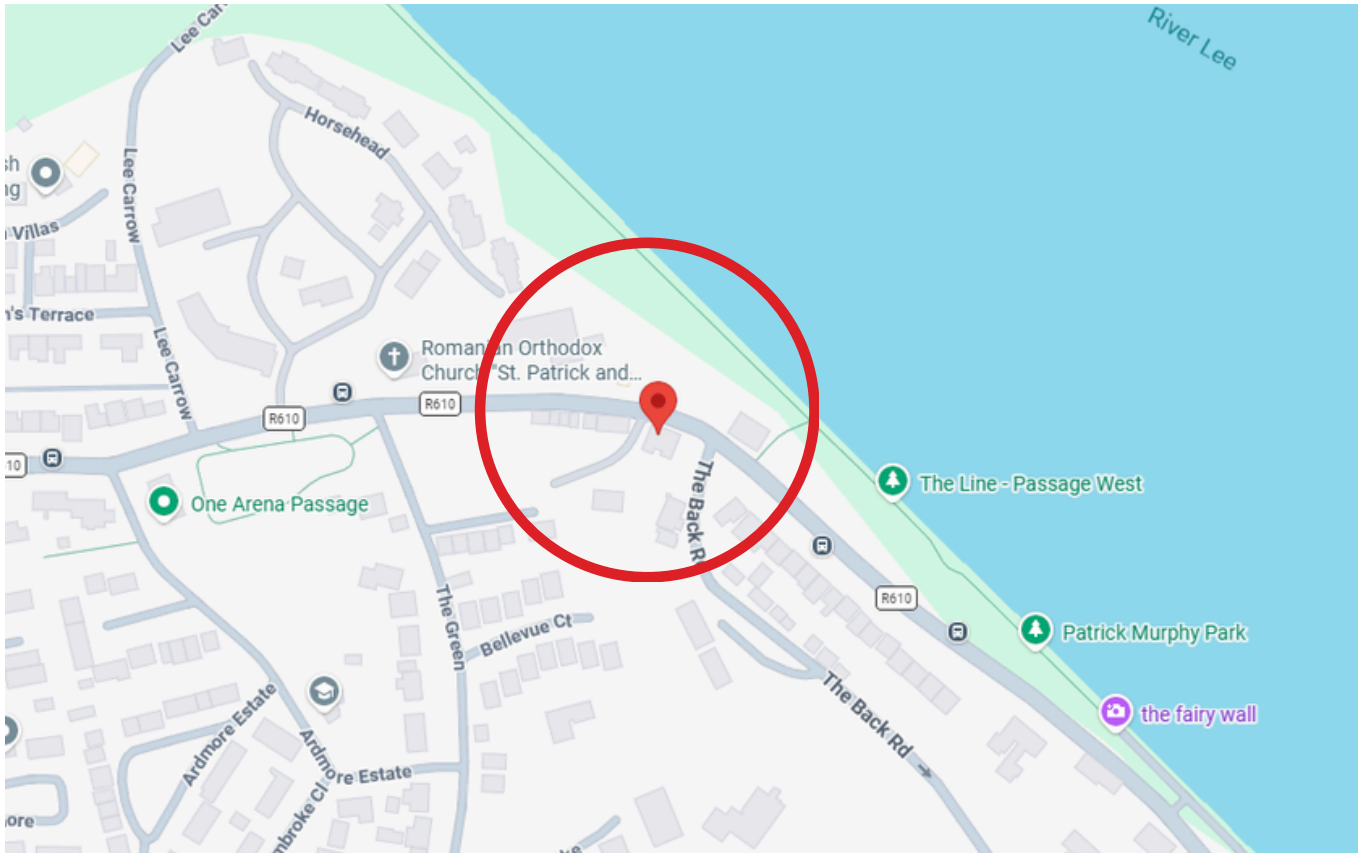
Accessed via the main pedestrian footpath, the front of the property has a solid door with attractive fanlight overhead allowing access to the reception hallway.

There is vehicular access to the side of the property. This area allows access to the separate entrance for the granny flat and steps leads you up to the large rear garden.

The rear of the property boasts a spacious south facing garden which is laid to lawn and fully enclosed on all sides.

| DIRECTIONS

Please see Eircode T12 N23V for directions.



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