

10 Sunview Terrace, College Road, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is pleased to present this impressive five bedroom end of terrace residence, held in the same family since its original construction, ideally situated just off College Road in Cork. Enjoying an exceptional location, the property is within a five minute walk of University College Cork and The Bons Secours Hospital, while a wide range of amenities including restaurants, cafés, bars, schools, and public transport links are all close at hand. Cork city centre is also easily accessible, just a 15 minute walk away. This home benefits from off street parking for two to three vehicles, and a generous and private south facing rear garden, providing excellent outdoor space for relaxation and entertaining.

The accommodation, of approx. 160 sq.m, consists of reception hallway, living room/Bedroom 4, lounge/Bedroom 5, and a superb extended open plan kitchen/dining/living area. An overhead attic room further enhances the flexibility of the dining/living space. At first floor level, there are three spacious double bedrooms, including a primary bedroom with en suite shower room, together with a well appointed family bathroom. The property also offers a substantial second attic room featuring a generous walk-in storage area, offering excellent additional space.

AMV: €425,000



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PSRA No. 002584

| FEATURES

- Approx. 160 Sq. M. / 1,722 Sq. Ft.
- Five bedrooms and two attic rooms (with potential, subject to planning permission, to provide additional bedrooms)
- Off street parking for two to three vehicles
- 5 minute walk to University College Cork & Bons Secours Hospital
- Large enclosed rear garden with potential to extend the property
- Ideal location close to all amenities
- Generously appointed throughout with extensive power points in every room
- Gas fired central heating
- BER G with potential to increase with SEAI Home Energy Upgrade Grants (subject to conditions)
- Significant buyer grant and tax relief eligibility - see 'Financial Incentives for Purchasers'

| FINANCIAL INCENTIVES FOR PURCHASERS

The property is understood to meet the vacancy threshold for the Vacant Property Refurbishment Grant, under which grants of up to €50,000 may be available to qualifying purchasers; the vendors are willing to provide supporting documentation to assist any purchaser wishing to apply. Cork City Council has further indicated that this property would appear to meet the criteria for the Living City Initiative, making it potentially eligible for significant tax relief on qualifying refurbishment expenditure. As a pre-1975 property with a G BER rating, this home is well placed to avail of the full range of SEAI home energy upgrade grants; individual measures and retrofit packages can attract significant grants, depending on the works undertaken. In all cases, eligibility is subject to the purchaser's own qualifying expenditure and circumstances, any required planning permission or exemption, and applicable scheme conditions - purchasers should satisfy themselves accordingly.

| RECEPTION HALLWAY

4.03m x 1.49m (13'2" x 4'8")

A bright and welcoming reception hallway sets the tone for the accommodation within. The area features attractive décor, coving surrounding the ceiling, vinyl flooring, one centre light fitting, and useful storage space.



| LIVING ROOM/BEDROOM 4

3.66m x 4.17m (12'0" x 13'6")

This spacious sitting room offers a comfortable living space centred around an attractive feature fireplace. The room also benefits from one window overlooking the front of the property, carpet flooring, one centre light fitting, and decorative coving.



| LOUNGE/BEDROOM 5

5.43m x 3.45m (17'8" x 11'3")

A generously proportioned room with a large floor to ceiling window overlooking the rear garden, this versatile space works equally well as a second reception room or a ground floor bedroom. The room is finished with vinyl flooring, and one centre light piece with attractive ceiling rose, a feature fireplace and decorative coving to the ceiling add to this room's appeal.



| KITCHEN/DINING/LIVING

10.23m x 2.91m (33'5" x 9'5")

An impressive extended open plan kitchen, dining, and living space running to over 30 feet. The kitchen is fitted with floor level units to either side with extensive worktop space, and an open arch leads through to a spacious dual aspect dining and living area - the largest room in the house and the heart of the day-to-day accommodation. The area has access to a cloakroom/storage cupboard, and a door from the kitchen gives access to an enclosed side courtyard, with onward access to the rear garden. The dining area also incorporates a staircase, leading to the versatile attic room above.



| ATTIC ROOM 1

4.77m x 2.91m (15'6" x 9'5")

This versatile room is finished with vinyl flooring, and offers one window to the side of the property. This room has potential, subject to planning permission, to provide additional bedroom space if required.



| FIRST FLOOR STAIRS AND LANDING

3.59m x 1.71m (11'7" x 5'6")

Flooded with natural light from a large south-facing roof light window, the landing creates a bright and airy first floor space. The area is finished with carpet flooring throughout.



| BEDROOM 1

3.72m x 3.27m (12'2" x 10'7")

A spacious double bedroom with the added benefit of an en suite shower room. The room overlooks the front of the property and features carpet flooring.



| EN SUITE SHOWER ROOM

3.72m x 1.98m (12'2" x 6'4")

Conveniently accessed from Bedroom 1, this en suite shower room is fitted with a corner shower cubicle and wash hand basin. Additional features include attractive vinyl flooring, tile splashback, one window to the front of the property, one centre light fitting, and an extractor fan.



| BEDROOM 2

3.55m x 3.54m (11'6" x 11'6")

This double bedroom has one window to the rear of the property and offers generous accommodation. Features include carpet flooring, a wash hand basin, and one centre light fitting.



| BEDROOM 3

5.16m x 3.08m (16'9" x 10'1")

A well-proportioned double bedroom offering versatile accommodation for family members, guests, or home office use. The room has one window to the side of the property, carpet flooring, and two light fittings.



| BATHROOM

1.72m x 1.88m (5'6" x 6'1")

The main bathroom features a four piece suite, including an electric shower fitted over the bath. The room features vinyl flooring and one window to the side of the property provides natural light.



| SECOND FLOOR STAIRS

Accessed from the first floor landing a full stairs leads to the attic room.



| ATTIC ROOM 2

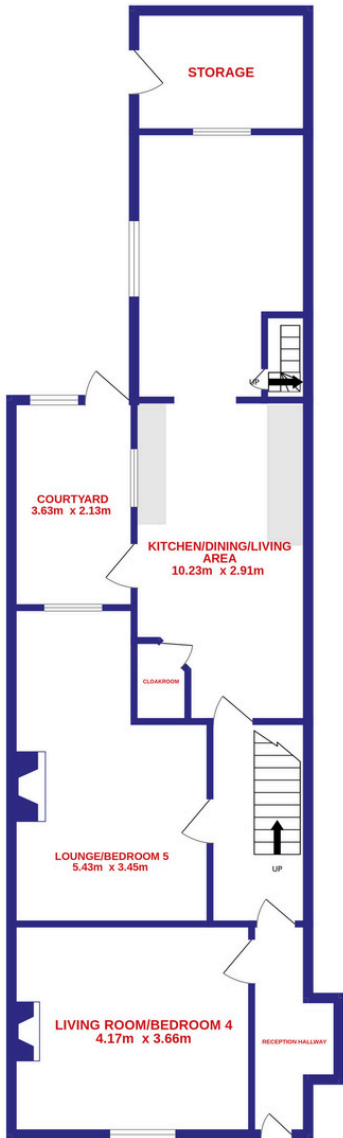
3.45m x 3.61m (11'3" x 11'8")

This versatile attic room offers carpet flooring, one Velux window, two fluorescent light fittings, access to a generous walk-in storage closet, and additional storage within the eaves to each side of the room. This room has potential, subject to planning permission, to provide additional bedroom space if required.

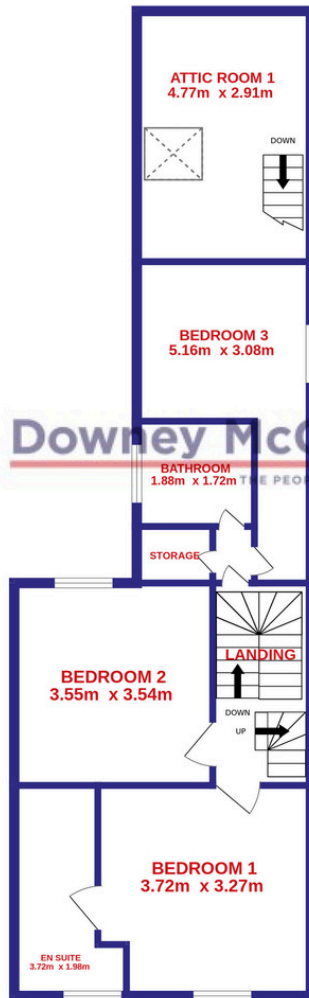


FLOOR PLAN

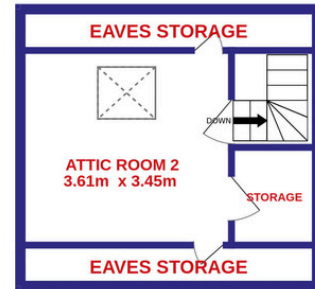
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 160.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| GARDENS AND EXTERIOR

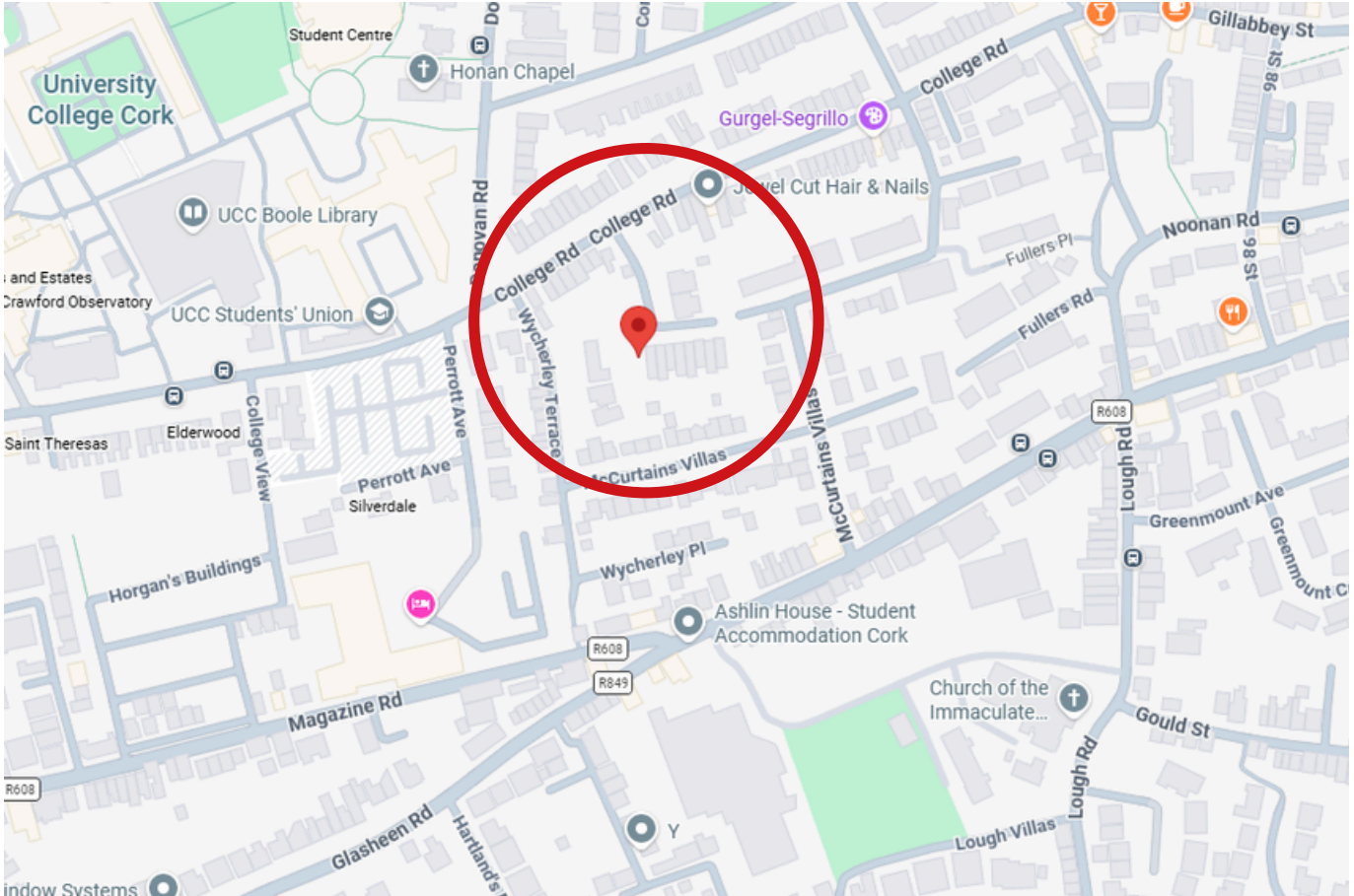
The front of the property is enclosed with block-built walls, and a secure gate allows access to a gravel driveway which will accommodate off street parking for two to three vehicles.

The rear of the property is fully enclosed and offers a spacious garden with excellent privacy. At the rear of the garden there is a block-built shed used for storage.



| DIRECTIONS

Please see Eircode T12 C3FN for directions.



| ALL ENQUIRIES TO:

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