

## 8 St. Christophers Avenue, Montenotte, Cork



ERA Downey McCarthy are delighted to present to the market this superbly positioned and well-maintained three bedroom semi-detached property, ideally located in a mature and highly sought-after residential area in Montenotte. Situated within one of Cork's most established and convenient suburbs, the property enjoys easy access to a host of local amenities including schools, shops, cafés, sporting facilities, and excellent public transport links.

Accommodation consists of reception hallway, living room, family room, extended rear kitchen with access to useful storage area and rear lobby, wet room, and adjoined garage on the ground floor. Upstairs the property offers three spacious bedrooms and a newly refurbished main family bathroom.

**AMV: €525,000**



**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 119 Sq. M. / 1,281 Sq. Ft. (including garage)
- Built in 1939
- BER E
- Gas fired central heating
- Double glazed PVC windows
- Three bedrooms
- Insulated attic
- Adjoined garage
- Fully enclosed rear garden
- Mature and highly sought after location
- Convenient to all amenities including Gaelscoil an Ghoirt Álainn, shops, bars, restaurants, local sports clubs, bus routes
- Off street parking

## | RECEPTION HALLWAY

4.2m x 1.8m (13'7" x 5'9")

Two steps lead to the front entrance, which is sheltered by an open-style porch with attractive red brick detailing and pebble dash façade. The porch has original terrazzo flooring, and a solid teak door with glass side paneling allows access into the reception hallway. The welcoming hallway features a continuation of the original terrazzo flooring, one radiator, one centre light piece, two power points, and a carbon monoxide detector.



## | LIVING ROOM

4.3m x 3.8m (14'1" x 12'4")

The spacious main living room has a feature bay window overlooking the front of the property, carpet flooring, one large radiator, one centre light piece, one original fireplace with a solid wood fireplace surround, and two power points.



## | FAMILY ROOM

3.5m x 3.1m (11'4" x 10'1")

This versatile second living area has laminate flooring, beautiful original feature fireplace with solid wood surround and cast iron insert, one centre light piece, one radiator, and double doors lead you through to the kitchen/dining area.



## | KITCHEN/DINING

4.5m x 4.9m (14'7" x 16'0")

The extended kitchen is a bright and spacious room which can be accessed from both the reception hallway and adjoining family room. The kitchen featured fitted units at eye and floor level in a U-shape with extensive worktop counter and tile splashback. The kitchen includes an integrated oven/hob/extractor fan, a stainless steel sink, plumbing for a washing machine, and plumbing for a dishwasher. The area has vinyl flooring, one window to the rear, one centre light piece, and sixteen power points.

Doors from the kitchen allow access to a rear lobby and a convenient former kitchen space, which now allows access to under stair storage. The area has one radiator, one power point, one centre light piece, and access to a further recessed storage area remains in place which incorporates a flue connection.



A second door from the kitchen leads to a rear lobby area finished with vinyl flooring. This space provides additional hanging and storage facilities, along with a power point and one window to the rear allowing natural light into the area. The lobby also allows access to the rear of the property.



## | WET ROOM

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

Located on the ground floor, the wet room features a three piece including a Triton T100 Thermostatic electric shower, fully tiled walls and floor, one window to the rear, one heater, and an extractor fan.



## | STAIRS AND LANDING

3.1m x 2.4m (10'1" x 7'8")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one window to the side of the property, one centre light piece, one power point, access to the hot press, and access to a linen cupboard.



## | BEDROOM 1

4.3m x 3.2m (14'1" x 10'4")

This spacious double bedroom has a feature bay window to the front of the property, flooding the area with extensive natural light. The room has carpet flooring, neutral décor, one centre light piece, one large radiator, and three power points.



## | BEDROOM 2

3.5m x 3.2m (11'4" x 10'4")

Another spacious double bedroom has one window to the rear, carpet flooring, neutral décor, one centre light piece, original feature fireplace, one radiator, and two power points.



## | BEDROOM 3

2.3m x 2.4m (7'5" x 7'8")

This single bedroom has one window to the front, carpet flooring, one centre light piece, one radiator, neutral décor, and one power point.



## | FAMILY BATHROOM

1.6m x 2.3m (5'2" x 7'5")

The newly refurbished main family bathroom features a four piece suite including a Mira Elite electric shower fitted over the bath. The room has attractive neutral floor and wall tiling, one window to the rear, extractor fan, access panel to the attic, one centre light piece, storage cupboard with integrated lighting, and one radiator.



## | GARAGE

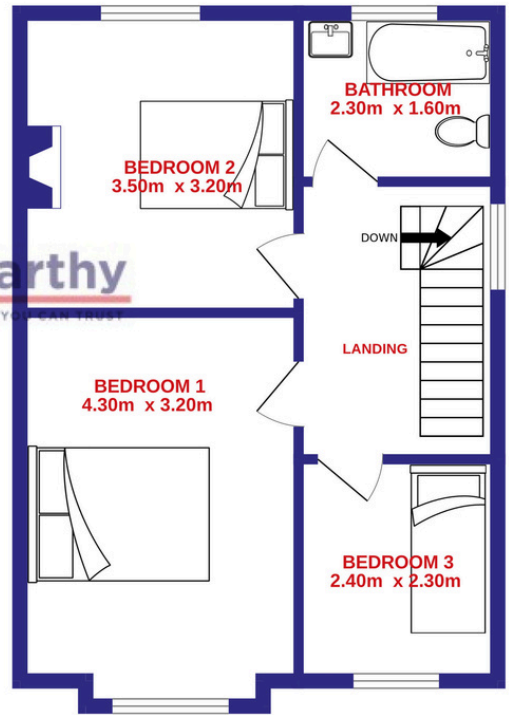
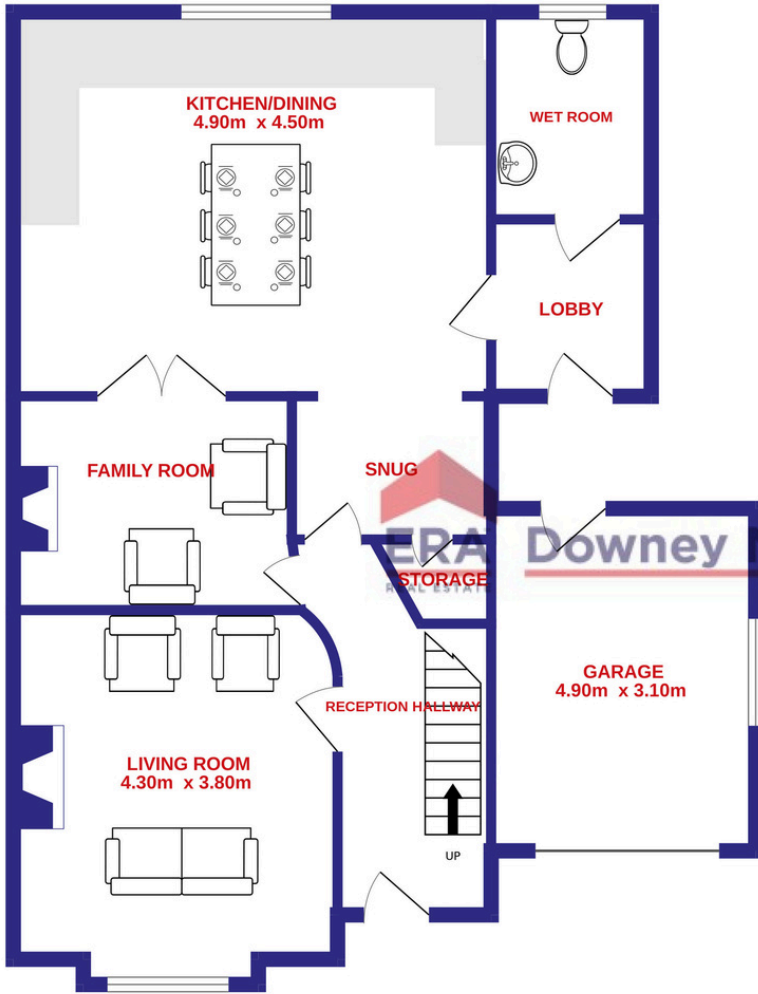
4.9m x 3.1m (16'0" x 10'1")

The adjoined garage is ideal for storage. The area has concrete flooring, corrugated iron roof, one window to the side, and up an over door to the front, and a pedestrian door to the rear. This area also houses the gas boiler.

# FLOOR PLAN

GROUND FLOOR

1ST FLOOR



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## | GARDENS AND EXTERIOR

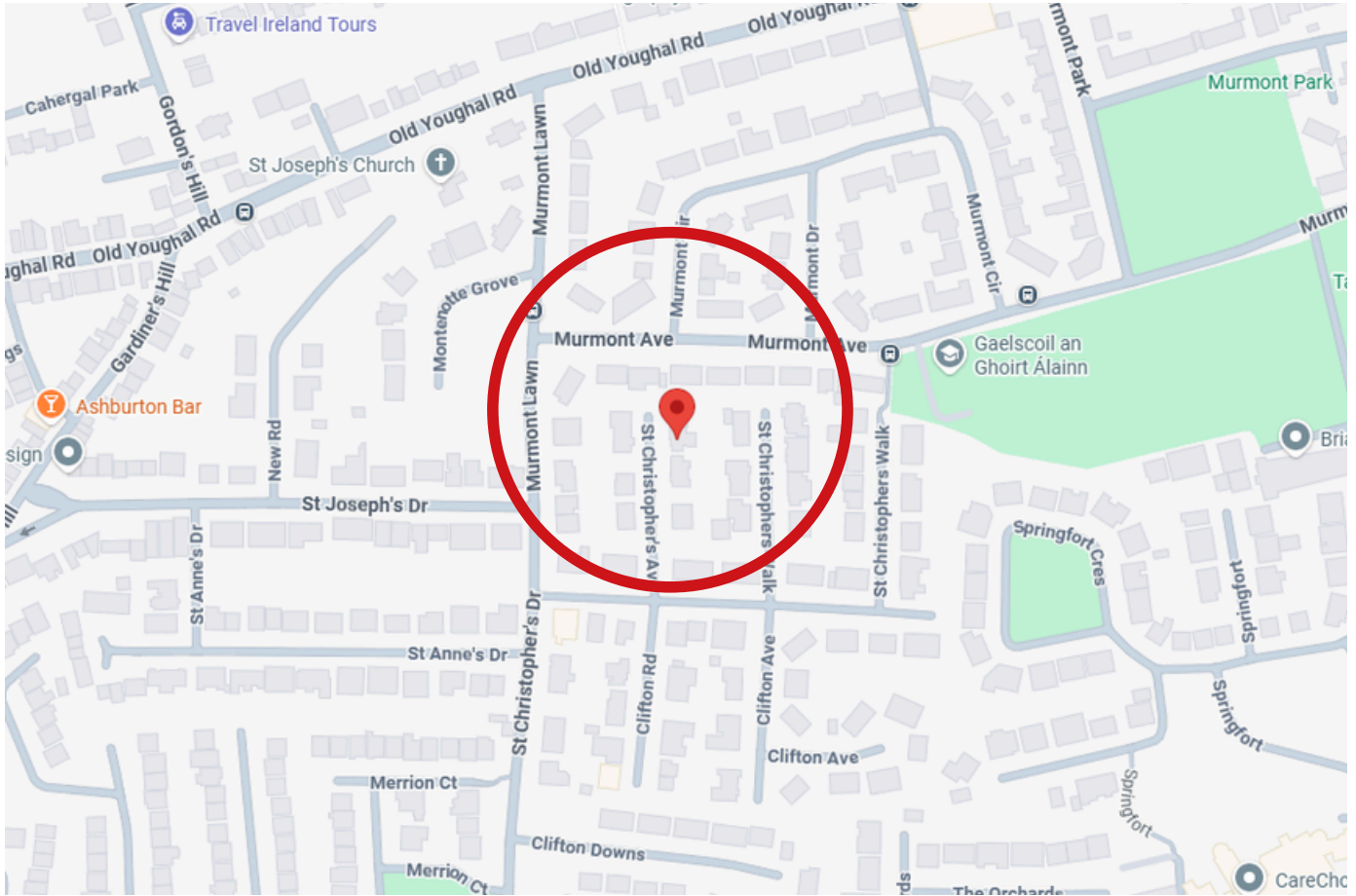


The front of the property has a driveway to accommodate off street parking for two vehicles. The area is enclosed with block-built walls and gates. There is a garden area which is laid to lawn with mature shrubs and plants around.

The rear of the property is fully enclosed to all sides. There is a garden area which is laid to lawn and an abundance of mature shrubs, plants, and trees ensure a high level of privacy.

## | DIRECTIONS

Please see Eircode T23 PN2W for directions.



## | ALL ENQUIRIES TO:

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