

Tannochbrae, 8 Firgrove Lawn, Bishopstown, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superb and very spacious 5/6 bedroom property situated in a sought after and mature location in Bishopstown. The property offers ample living and bedroom accommodation, attractive finishes, and large garden areas to the front, side, and rear, prime for future development potential if required (subject to planning permission). The property is ideally located close to a host of amenities including CUH, CUMH, University College Cork, MTU, and Wilton Shopping Centre. Currently configured as a six bedroom investment property, the home offers flexible accommodation and is equally suited to family living in a prime residential setting.

Viewing comes highly recommended to appreciate what this fine home has to offer.

Accommodation consists of porch, reception hallway, guest w.c, living room/bedroom 6, open plan living/dining area, kitchen, shower room, and bedroom 5 on the ground floor. Upstairs the property offers four spacious bedrooms, and the main family bathroom.

AMV: €620,000



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PSRA No. 002584

| FEATURES

- Superb home on large corner site in a prime location
- Currently configured as a six bedroom investment property - equally suited to family living in a prime residential setting
- Current rental income of €57,600 per annum
- Approx. 158 Sq. M. / 1,701 Sq. Ft.
- Built in 1967
- BER C
- New boiler and new radiators
- High quality and waterproof LVT (luxury vinyl tile) flooring on ground floor
- Five/six bedrooms
- Spacious gardens to the front, side, and rear
- Beautiful rear patio area
- Ample off street parking
- Much sought-after area
- Close to all amenities including University College Cork, CUH, CUMH and Wilton shopping centre

| PORCH

0.71m x 2.28m (2'3" x 7'4")

A sliding glass door allows access to the porch. The porch has high quality LVT (luxury vinyl tile) flooring, one centre light piece, brick façade, and a hardwood front door with glass panelling allows access to the main reception hallway.



| RECEPTION HALLWAY

3.36m x 2.56m (11'0" x 8'3")

The main reception hallway has high quality LVT (luxury vinyl tile) flooring, one large radiator, one centre light piece, one smoke detector, and one large window to the side of the property.



| LIVING ROOM/BEDROOM 6

3.5m x 4.2m (11'4" x 13'7")

Currently laid out as a sixth bedroom, this versatile and spacious room has one window to the front of the property, high quality LVT (luxury vinyl tile) flooring, one centre light piece, one radiator, extensive fitted wardrobe units, and six power points.



| GUEST W.C

1.3m x 1.23m (4'2" x 4'0")

The guest w.c features a two piece suite. one vanity unit, and one centre light piece and high quality LVT (luxury vinyl tile) flooring.



| LIVING/DINING AREA

4.74m x 7.76m (15'5" x 25'4")

This very spacious open plan area is accessed via a bespoke arched double doorway with custom-made doors and brass accessories. The room has high quality LVT (luxury vinyl tile) flooring, ample power points, and fibre broadband internet connection.



The dining area has one large window to the rear with fitted blinds, one centre light piece, one large radiator, a built-in press housing the boiler, and an attractive ornate fireplace with a mahogany surround, cast iron inset, and electric stove.

The living area has one window overlooking the rear of the property with fitted blinds, allowing for excellent natural light. The room has a feature fireplace with mahogany surround and cast iron inset, and one centre light piece. A convenient under stair storage space incorporates coat hanging space together with the controls for the zoned heating system.



| KITCHEN

5.31m x 3.14m (17'4" x 10'3")

Accessed through a bespoke sliding door, the kitchen is a bright and well-appointed L-shaped space, finished with high quality LVT (luxury vinyl tile) flooring. The kitchen features modern fitted units at eye and floor level with extensive laminate worktop counter and stone effect splashback. The kitchen includes an integrated oven/hob/extractor fan, plumbing for both a washing machine and dishwasher, and a stainless steel sink.



The dual aspect room has one Velux window, one window to the right hand side, and one window to the left in addition to a door allowing access to the superb rear patio. There is one large radiator, recessed spot lighting, eleven power points, and a breakfast bar.



| SHOWER ROOM

2.3m x 1.45m (7'5" x 4'7")

The downstairs shower room features a three piece suite including a double corner shower cubicle incorporating a mains operated shower, modern décor, non-slip tiling, high quality LVT (luxury vinyl tile) flooring, recessed spot lighting, one frosted window to the side, one radiator, and one vanity unit.



| BEDROOM 5

3.8m x 2.5m (12'4" x 8'2")

This dual aspect ground floor double bedroom has one window to the front of the property, one window to the side, high quality LVT (luxury vinyl tile) flooring, one centre light piece, one large radiator, one smoke detector, fitted wardrobe, fitted chest of drawers, access to the fuse box, and four power points.



| STAIRS AND LANDING

2.32m x 4m (7'6" x 13'1")

The stairs and landing are fitted with neutral carpet flooring throughout. At the top of the landing there is one window to the side of the property, one centre light piece, one smoke detector, one carbon monoxide detector, and a Stira staircase allowing access to the attic.



| BEDROOM 1

3.63m x 4.15m (11'9" x 13'6")

This superb main bedroom has one large window to the front of the property, flooding the area with extensive natural light. The room has an extensive array of modern fitted wardrobe units, carpet flooring, one radiator, one centre light piece, and six power points.



| BEDROOM 2

3.93m x 3.75m (12'8" x 12'3")

This large double bedroom has one window to the rear of the property, carpet flooring, extensive fitted wardrobes and vanity unit, one radiator, one centre light piece, and six power points.



| BEDROOM 3

2.5m x 3.49m (8'2" x 11'4")

This double bedroom has one window to the front of the property, carpet flooring, fitted wardrobes and vanity unit, one radiator, one centre light piece, and four power points.



| **BEDROOM 4**

2.65m x 2.87m (8'6" x 9'4")

This bedroom has one window to the rear, carpet flooring, fitted wardrobes, shelving, one radiator, one centre light piece, one air vent, and four power points.



| **FAMILY BATHROOM**

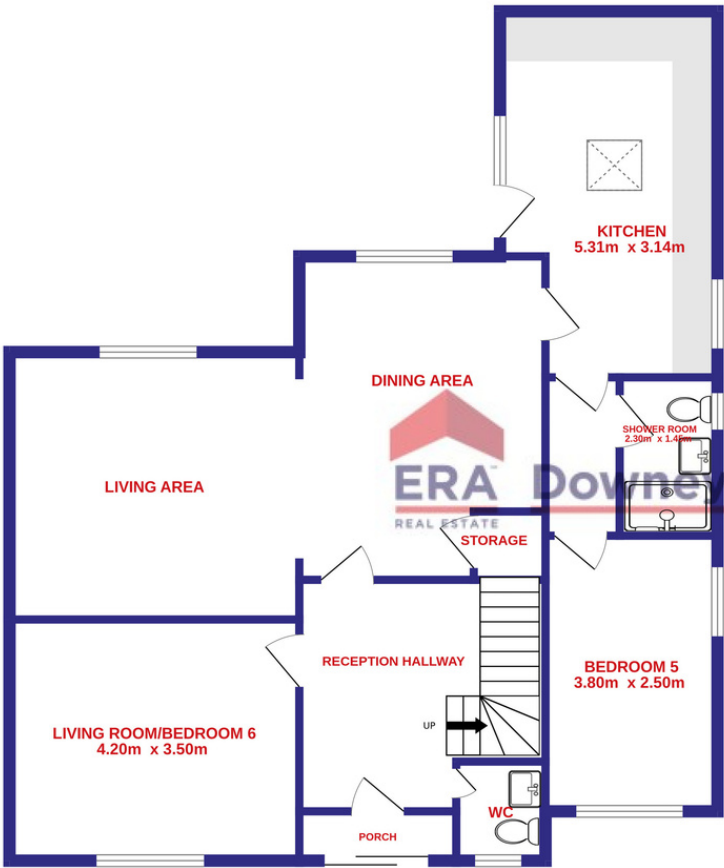
2.65m x 1.61m (8'6" x 5'2")

The well-appointed main family bathroom features a three piece suite including a shower cubicle incorporating a Triton electric shower. The room has impressive tiling, two recessed spot lights, one frosted window to the rear, vanity unit, and one radiator.

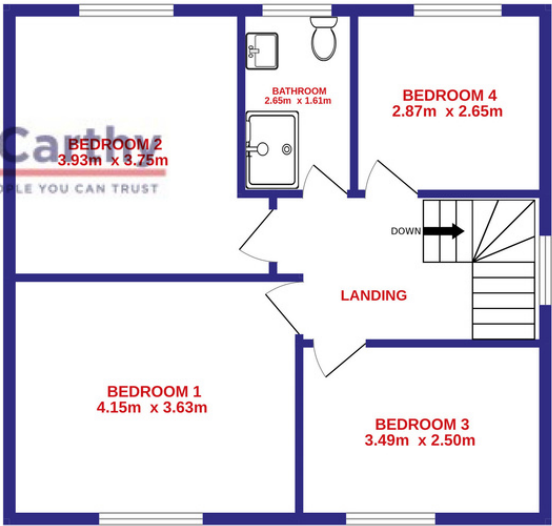


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR



The front of the property has a red brick façade and concrete render. There is a large driveway to accommodate off street parking for four to five cars. There is a very large front and side garden, and a gate allows access to the rear.

The rear of the property boasts a superb patio are allocated off the kitchen, and enclosed garden.

| DIRECTIONS

Please see Eircode T12 K1WA for directions.



| ALL ENQUIRIES TO:

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