

2 St. Christopher's Road, Montenotte, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this beautifully presented and superbly positioned four 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 and boasting attractive modern finishes, this turnkey property enjoys easy access to a host of local amenities including schools, shops, cafés, sporting facilities, and excellent public transport links. Viewing comes highly recommended to appreciate what this fine home has to offer.

Accommodation consists of reception hallway, guest w.c, home office, living room, dining room, kitchen, utility room, and magnificent quadruple aspect family room on the ground floor. Upstairs the property offers four spacious bedrooms, an en-suite bathroom, and the main family bathroom.

AMV: €575,000



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PSRA No. 002584

| FEATURES

- Beautifully presented family home
- Approx. 149 Sq. M. / 1,604 Sq. Ft.
- Originally built in 1939
- BER B
- Gas fired central heating
- Heat recovery ventilation
- Underpinned
- Nordan triple glazed windows to the front and upstairs
- Extended to the rear
- Four bedrooms
- Alarm and four security cameras fitted
- Fully enclosed rear garden
- Mature and highly sought after location
- Convenient to all amenities including shops, bars, restaurants, local sports clubs, bus routes

| RECEPTION HALLWAY

4.26m x 2.49m (13'9" x 8'1")

An open porch allows access to a timber door with extensive glass panelling, leading through to the main reception hallway. The bright and welcoming reception hallway features original terrazzo flooring, neutral décor, one large radiator, one centre light piece, access to under stair storage, and one smoke detector. An open arch to the right allows access to a lobby with tile flooring, which leads you to the guest w.c, home office and cloak room.



| GUEST W.C

1.47m x 1.46m (4'8" x 4'7")

The guest w.c features a two piece suite, attractive floor and wall tiling, one frosted window to the front of the property, recessed spot lighting, one extractor fan and one radiator.



| OFFICE

1.6m x 2.59m (5'2" x 8'4")

A versatile home office space has solid timber flooring, one window to the side of the property, neutral décor, recessed spot lighting, one radiator, access to the broadband connection, and six power points.



| LIVING ROOM

4.42m x 3.78m (14'5" x 12'4")

The living room has a large bay window to the front of the property, which floods the area with extensive natural light. The area has solid timber flooring, attractive décor and colour palette, a feature solid fuel stove with impressive restored timber surround, a picture rail, two wall-mounted light pieces, one centre light piece, one radiator, and six power points.



| DINING ROOM

4.4m x 2.97m (14'4" x 9'7")

The dining area has a continuation of the original terrazzo flooring from the main hallway, attractive neutral décor, one centre light piece, recessed spot lighting, one smoke detector, four power points and two vertical radiators. Sliding doors from this room allow access to the rear patio and beautiful family room, respectively, and an open arch allows access to the kitchen.



| KITCHEN

3.9m x 3.41m (12'7" x 11'1")

The kitchen features bespoke fitted units at eye and floor level in an L-shape with extensive stainless steel worktop counter, glass splashback, pull-out larder unit, and a bespoke timber central island unit with power points. The kitchen includes an integrated double oven, integrated Smeg gas hob and extractor fan, integrated dishwasher, integrated bin storage, space for a fridge freezer, a stainless steel sink, and ample storage space. The area has slate tile flooring, neutral décor, one vertical radiator, recessed spot lighting, two pendant light fittings, and ten power points. French double doors allow access to the rear.



| UTILITY ROOM

2.32m x 2.59m (7'6" x 8'4")

Accessed via the dining room, the utility area has tile flooring, neutral décor, extensive fitted units at eye and floor level, bespoke storage space, stainless steel sink, one radiator, recessed spot lighting, plumbing for a washing machine, and a door allowing access to the rear garden and patio. The gas boiler is also housed here.



| FAMILY ROOM

4.17m x 4.64m (13'6" x 15'2")

This magnificent quadruple aspect room has one window to the front, one window to the rear, one window to the side, and sliding glass doors allowing access to the rear of the property. The room has wide plank timber flooring, attractive décor and colour palette, one centre light piece, two vertical radiators, ample power points, and a feature wood burning stove with stone inlay.



| STAIRS AND LANDING

4.12m x 0.98m (13'5" x 3'2")

The stairs and landing are fitted with carpet flooring throughout. The main landing has one large window to the side of the property, which floods the area with extensive natural light. There is one centre light piece, neutral décor, one radiator, one smoke detector, one air vent, and a Stira staircase allows access to the attic.



| BEDROOM 1

3.45m x 2.61m (11'3" x 8'5")

A superb main bedroom has a feature bay window to the front of the property, attractive neutral décor, an extensive array of bespoke built-in wardrobes for storage, solid timber flooring, one centre light piece, one radiator and six power points. A door allows access to the en suite.



| EN SUITE

1.06m x 3m (3'4" x 9'8")

The en suite features a three piece suite including a rainfall shower. The room has ceramic tile flooring, wall tiling, integrated storage, neutral décor, one wall-mounted mirror with integrated lighting, one extractor fan, a heated towel rail, and recessed spot lighting.



| BEDROOM 2

2.96m x 3.31m (9'7" x 10'8")

This double bedroom has one window to the rear, solid timber flooring, one centre light piece, one radiator, neutral décor, built-in wardrobe units for storage, built-in study desk, wall-mounted shelving, four power points and one air vent.



| BEDROOM 3

2.31m x 2.97m (7'5" x 9'7")

This spacious single bedroom has one window overlooking the rear garden, solid timber flooring, neutral décor, one centre light piece, built-in bed and wardrobe units, wall-mounted shelving, one radiator, and two power points.



| BEDROOM 4

2.26m x 2.97m (7'4" x 9'7")

Another generous sized single bedroom has one window overlooking the front of the property, solid timber flooring, neutral décor, one centre light piece, built-in bed and wardrobe units, wall-mounted shelving, one radiator, and four power points.



| BATHROOM

1.89m x 1.88m (6'2" x 6'1")

The main bathroom features a three piece suite including a shower cubicle. The room has ceramic tile flooring, wall tiling, neutral décor, one frosted window to the side of the property, one wall-mounted mirror with integrated lighting, vanity unit, one extractor fan, a heated towel rail, and recessed spot lighting.



| FLOOR PLAN



| GARDENS AND EXTERIOR



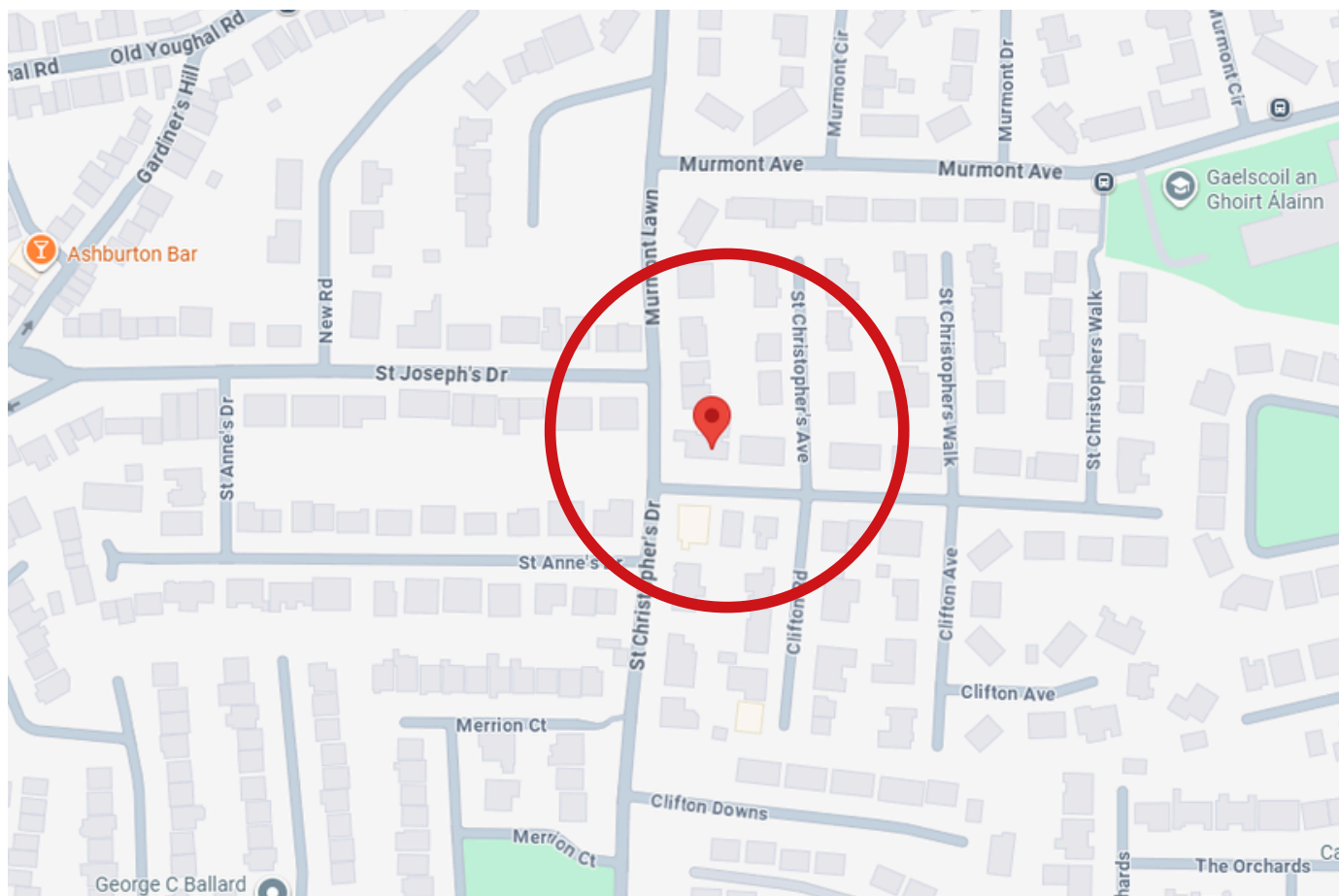
The front of the property is accessed via secure double gates. There is a large cobble lock driveway to accommodate off street parking for up to four vehicles, a garden which has mature shrubs and plants abound, and the area is enclosed with hedging and bamboo which offers a high level of privacy.

The side of the property has an EV charger, two external power points, an external tap, and a secure side gate.

The rear of the property boasts magnificent patio areas and offers a high level of privacy owing to a scattering of mature shrubs, plants and trees planted throughout.

| DIRECTIONS

Please see Eircode T23 WF99 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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