

For Sale by Private Treaty

1 Clarence Place, Summerhill North, Cork T23 H2C6



A little piece of Cork history; a magnificent three storey over double basement semi-detached house built C.1820. The house sits proudly and prominently on Summerhill North with east and south facing panoramic views of Cork city.

The spacious house is well laid out with two large rooms either side of a statement staircase on the ground, first and second floors with the lower ground floors providing further living and bedroom accommodation. Simple nods to modernisation in the form of ensuites and kitchenettes do not detract from the original beauty of this home with many period features including fireplaces, cornicing, fanlights and doors still in situ.

To the rear of the property lies a small disused walled garden and derelict coach house that both offer opportunities for renovation.

**SEMI DETACHED
6 BED — 5 BATH
341sqm/3,670sqft**

BER EXEMPT

**Agent: Jackie Cohalan
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Viewings Strictly By Appointment

ACCOMMODATION

Ground Floor Level

Entrance Hall	(2.59m X 1.84m)
Living Room	(6.41m X 4.54m)
Kitchen	(2.50m X 2.19m)
Bedroom	(4.79m X 4.10m)

Basement Level

Bedroom	(6.23m X 4.32m)
Bathroom	(2.37m X 2.68m)
Storage Area	(3.59m X 1.48m)

First Floor Level

Hallway	(2.61m X 2.99m)
Living Room	(6.37m X 4.55m)
Living Room 2	(5.22m X 4.59m)
Kitchen	(3.21m X 2.25m)

Second Floor Level

Hallway	(2.61m X 1.91m)
Bedroom	(6.37m X 4.53m)
Bedroom	(5.21m X 4.57m)
Bathroom	(2.38m X 2.24m)
Bathroom	(1.15m X 2.17m)

Third Floor Level

Hallway	(3.43m X 1.88m)
Bedroom	(5.55m X 4.45m)
Ensuite	(1.16m X 2.36m)
Bedroom	(5.22m X 4.56m)
Ensuite	(1.19m X 2.37m)



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