

**For Sale by Private Treaty****32 Victoria Avenue, Ballintemple, Cork T12 ADP3**

In a highly sought-after city location this property abounds with quality. From the driveway with that vital commodity parking, to the marble and solid oak floors throughout the ground floor out to the rear entertaining space.

Recently renovated, over 3 floors, with tasteful updates throughout, this property is move in ready.

Impressive C1 BER for a property with so many original features and with the costly external wrap completed, easily upgraded further.

Fantastic location within a 10 minute walk of the city and with easy access to the Marina. There are also excellent schools and sporting clubs etc. in the immediate vicinity.

**TERRACED HOUSE**  
**4 BED - 2 BATH**  
**125 sqm (1,345 sqft)**

**BER C1**

**Agent:** Brian Olden  
**Phone:** 087 221 1174

**Viewings Strictly By Appointment**



## Accommodation

### Ground Floor

#### Entrance Hall

Tiled marble floor with cloak and understairs storage

#### Living Room (4.6m x 3.2m)

Original features including 9ft ceiling height, coving, cast iron fireplace  
Light filled room with feature bay window  
Gas fire and solid oak floor

#### Play room/Study (2.7m x 2.7m)

Tiled marble floor, floor to ceiling built-in shelving

#### Kitchen (3.7m x 2.8m)

Tiled marble floor  
Sleek floor and eye level kitchen units with integrated appliances and ample storage  
French doors to contemporary patio with dining and entertaining space

#### Dining Area (3.6m x 2.3m)

Tiled marble floor  
Open concept to kitchen  
Double skylight fills space with natural light



### First Floor

#### Bedroom 1 (4.6m x 3.4m)

Light filled room with two feature windows  
Bespoke built-in full length mirrored robe

#### Bedroom 2 (3.4m x 2.8m)

Bespoke built-in full length mirrored robe

#### Bathroom (3.8m x 3.0m)

Bath with contemporary subway tiles and electric shower



### Top Floor

#### Bedroom 3 (6.8m x 3.2m)

Master bedroom flooded with light by double aspect windows  
Incorporating fully marble tiled en-suite with shower, WC and wash hand basin

#### Bedroom 4 (3.4m x 2.0m)

Polished timber floor



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