

For Sale by Private Treaty**FERNBANK, 14 VICTORIA ROAD, CORK T12 XYW1**

This is a home of gracious proportions in one of the finest Victorian streetscapes in Cork City. Located with literally all services within easy access and Cork City centre just a 15-minute stroll.

'FERNBANK' is an elegant home which has been very well maintained, has a lovely atmosphere, great character and is an ideal family home.

South facing to the rear, not overlooked, ample parking to the front of the house, and good accommodation over two floors together with attic space.

**Victorian Semi-Detached
Period Property****3/4 BED - 3 BATH****193.13sqm (2078sqft)**

Agent: **Malcolm Tyrrell**
Phone: **0872211174**

Viewings Strictly By Appointment

Accommodation

Ground Floor

Entrance Hall

With corniced ceiling, quarry tiled floor and panelled walls.

Stairs to first floor

Storage space under stairs.

Lounge Room (5.2m x 4.27m)

Bay window, corniced ceiling, recessed lighting, centre rose and original Victorian marble fireplace with gilded over mirror. Oak hardwood flooring. Double doors leading through into dining room.

Dining Room (3.75m x 3.62m)

Corniced ceiling, centre rose, original Victorian fireplace, built in bookshelves in alcoves. Picture rail, pitch pine flooring. Double doors leading into the kitchen area.

Kitchen (5.2m x 4.3m)

Original hardwood flooring, recessed lighting, fitted presses with extensive worktop area and Smeg 6 ring gas cooker with extractor unit.

Utility Room (2.9m x 2.1m)

With Belfast sink, plumbed for automatic machines, marble worktop and quarry tile flooring.

Guest Toilet (3.45m x 1.73m)

Incorporating toilet and wash hand basin with plumbing for automatic machines. Gas central heating unit and quarry tile flooring.

Sitting Room (5.2m x 4.4m)

With vaulted ceiling, Velux windows, hardwood flooring. French doors to patio and south facing garden.

First Floor Return

Bedroom (4.29m x 2.93m)

With hardwood flooring

En-suite Bathroom (2.9m x 2.2m)

With bath with shower attachment, wash hand basin, W.C. and hot-press. Extractor unit, tiled floor, part tiled walls.

First Floor

Main Bedroom (5.0m x 3.8m (into bay))

Double fitted wardrobes with hardwood flooring

En-suite Shower Room

With wash hand basin and W.C.

Bedroom (3.68m x 2.64m)

With hardwood flooring.

Shower Room (2.4m x 1.55m)

With wash hand basin, W.C., corner shower unit, heated towel rail, fully tiled floor and walls, extractor unit.

Hall Area to Attic Room (3.8m x 1.74m)



Attic Room (5.5m x 3.79m)

With storage under the roof, vaulted ceiling, Velux window.

En-suite shower: W.C. and wash hand basin, natural wood flooring.

Outside: Paved patio and south facing garden.

Features.

- Heating is by means of a gas fired radiator system.
- Windows are PVC double glazed.
- All mains services.

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