

**GROVE HOUSE, 3 GROSVENOR PLACE,
Wellington Road, Cork City. T23 P22C****021 427 77 17****> www.cohalandowning.ie**

- > A fantastic opportunity to acquire a substantial three storey plus attic period property with a due south aspect overlooking the thriving developments of Cork City Centre such as Penrose Dock, Horgans Quay and the Dean Hotel, in this established residential location.
- > The property incorporates many attractive original period features with exceptional floor to ceiling height and is situated in a quite cul-de-sac just moments from the City centre.
- > Accommodation is light filled and well laid out with well-proportioned rooms.
- > The offering requires significant refurbishment and upgrading and provides scope for a new purchaser to restore and reinstate the property as a private family residence or completely redevelop the property in to a multi-let residential investment (SPP).
- > This substantial property extends to some 3,200 sq.ft approx. with private parking, front and rear gardens and a central courtyard.
- > The property is listed on the Record of Protected Structures: **Ref. No PS612**

Viewings Strictly By Appointment With Sole Agency**FOR SALE BY PRIVATE TREATY**

Location

This is a highly sought after residential location above Wellington Road, immediately adjacent to St Lukes, with incredible views overlooking the City Centre and all the services, amenities, leisure, employment and educational opportunities it has to offer. The bustling MacCurtain Street/ Victorian Quarter hospitality district is situated 500m from the property. For public transport users, the Train & Bus stations are a mere 10 minute stroll from the front door of Grosvenor Place.

Description

The property, which dates back to c. 1850, is currently vacant and was previously in use as series of bedsits with potential for a wide variety of more modern uses to include private residential, shared living, apartments or guesthouse, subject to planning permission. The property may also suit conversion to a stylish and imposing single period home.

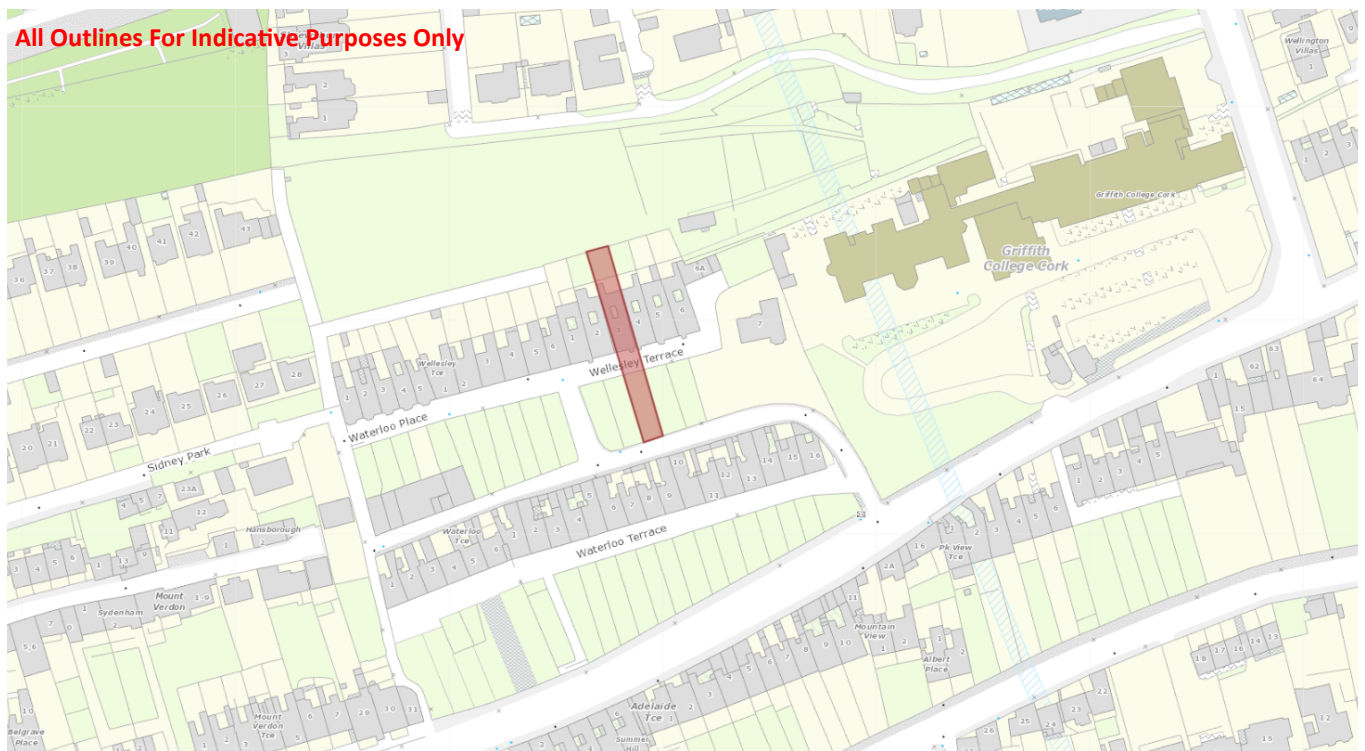
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Accommodation ***All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence.*

Floor	Sq. M Approx.	Sq. Ft Approx.
Ground Floor	102.2	1,100
First Floor	97.6	1,050
Second Floor	60.4	650
Third Floor/ Attic	37.1	400
Total Area**	297.3	3,200



All Outlines For Indicative Purposes Only



Viewing:

Strictly by prior appointment with;

Rob Coughlan

Email: rcoughlan@cohalandowning.ie

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