

**'SHANDON', 14 THE GROVE,  
SHANAKIEL, CORK. T23 A9ND**



**021 427 77 17**

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- > Substantial two storey, 4 bed detached residence (1,425 sq.ft / 132.3 sq.m) in a prime residential location fronting the Shanakiel Road immediately to the west of Cork city centre.
- > Presently in a derelict condition and not currently habitable due to historic fire damage.
- > The property requires complete refurbishment and upgrading or may suit overall redevelopment, subject to planning permission, etc.
- > Swift access to Cork City Centre, UCC, Bons Secours, The Mercy, CUH, FitzGerald's Park and the Mardyke.

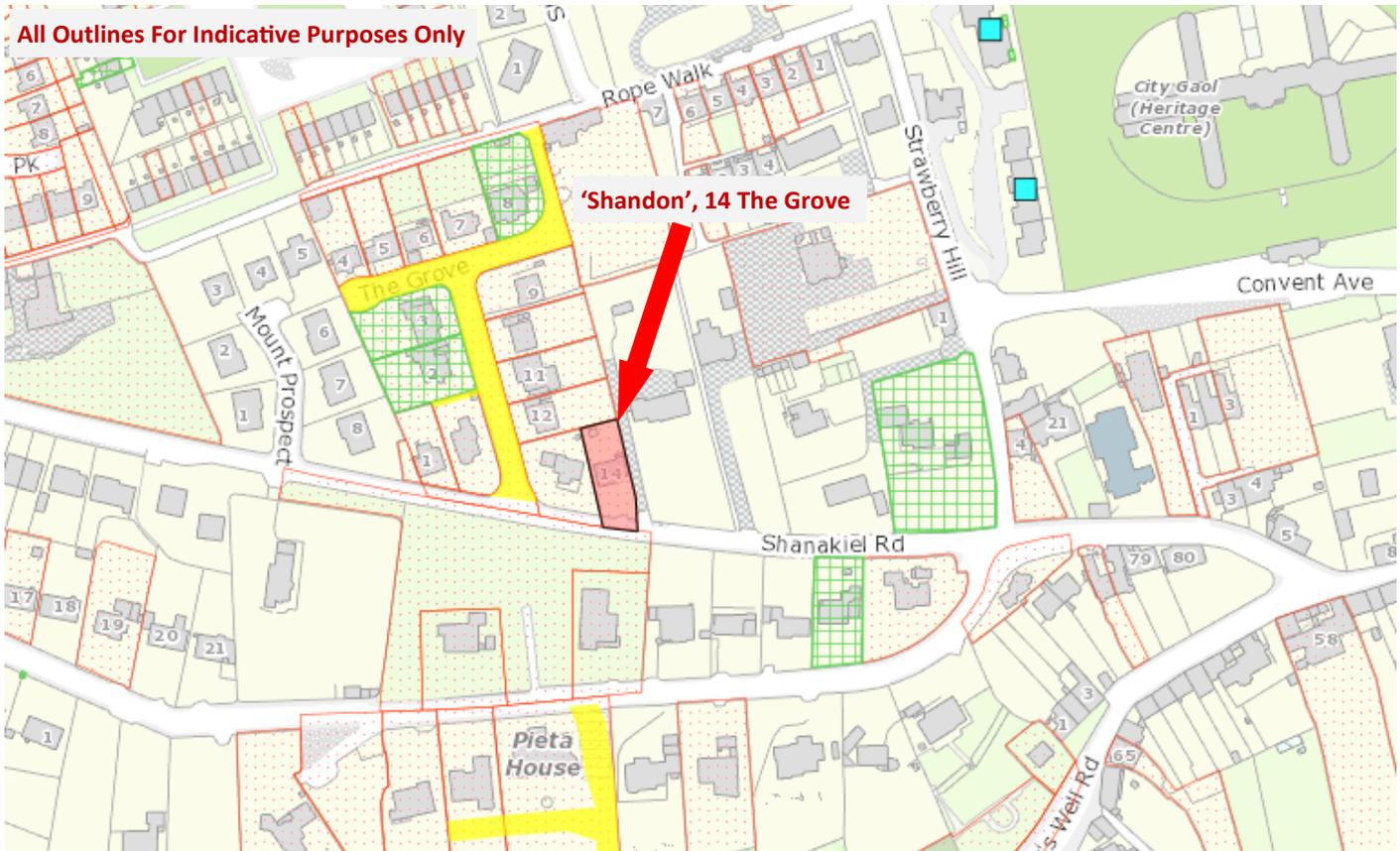
Viewings Strictly By Appointment With Sole Agency

**FOR SALE BY PRIVATE TREATY**



## Location:

Ideally situated in this established residential neighbourhood fronting the Shanakiel Road approximately 3km from Cork City centre and just around the corner from Cork City Gaol. The properties enviable location is within a short walk of the scenic Fitzgerald's Park (via the Shakey Bridge), The Mardyke, Sundays Well Tennis Club, University College Cork (UCC), Bons Secours and The Mercy. This is an extremely desirable and convenient location with immediate access to all the amenities Cork city centre has to offer located on right at your doorstep.



## Description:

The property currently comprises a **DERELICT** 2-storey, 4 bed, detached residence extending to some 1,425 sq.ft (132.3 sq.m) on an elevated and well proportioned, south facing site of approximately 0.11 acres (450 sq.m) with mature gardens to the front and rear of the property.

While the property offers obvious potential for complete refurbishment and upgrading to restore 'Shandon' to its former splendour as a detached family home, the offering also presents an opportunity to redevelop on the site, Subject to Planning Permission, etc.

## Accommodation:

Gross Internal Floor Area	Sq. M Approx.	Sq. Ft Approx.
Ground Floor	68.7	740
First Floor	63.6	685
<b>Total Area**</b>	<b>132.3</b>	<b>1,425</b>

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

**Viewing:** Strictly by prior appointment with Sole Agents;

**Rob Coughlan**

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