



VICTORIAN FOUR-BEDROOM TOWNHOUSE

3 GRAND VIEW TERRACE, VICTORIA ROAD, BLACKROCK, CORK

BER C3

savills

3 Grand View Terrace
For Sale by Private Treaty
CKK1900271

- Victorian four-bedroom townhouse
- Approx. 142 sq m / 1,535 sq ft
- Immaculate decorative order throughout
- Double glazed sash windows
- Off street parking for two cars
- South facing rear patio area
- GFCH/ Mains services/ Wired for alarm

DESCRIPTION

Savills proudly presents 3 Grand View Terrace, a splendid four bedroom three storey Victorian townhouse (c. 1880) with intact original features which benefits from a rear ground floor extension situated in one of the most convenient residential locations in Cork City.

Upon arrival, you are greeted by two off street parking spaces, from here a cast iron railing and pedestrian gate grant access to an elevated lawn space and gravel pathway leading onto the front door. Stepping inside the welcoming hallway brings you to a spacious and private lounge with large splay bow window with operating window shutters and open plan kitchen/dining/living space which is south facing and utterly private, here you will also find a utility room, a guest WC and storage closet can be found off the main hallway. Making your way up the gradually ascending stairs you will first meet a lovely double bedroom on the return of the stairs with en-suite and southerly aspect, crossing onto the first floor you will find two more double bedrooms, one with en suite and the main bathroom. Making your way to the second floor brings you to a large double room with open dressing area and large en-suite.

Back on the ground floor, you can step into the rear patio area via double doors off the kitchen/dining /living room which brings you to a private, south facing space, ideal for BBQ's.

Stepping out the front door, you can access Cork city centre on foot within 10 minutes, whilst, 1 Albert Quay, Navigation Square and the Horgan's Quay developments are within a 10 minute stroll, as is Cork City centre and Cork train station. The hugely popular Blackrock village and old railway station greenway public walk are located within a 20 minute stroll.

No. 3 Grand View terrace comes to the open market posing as an ideal city property in tip top decorative order positioned in an ultra-convenient location. Don't miss out on this wonderful home.

ACCOMMODATION

Entrance Hallway

Spacious hallway with porcelain tiled floor, 9'4 ceiling height, original cornicing and ceiling rose, understairs storage closet which is fully shelved.

Lounge

Well-proportioned room with large splay bow window with double glazed sash windows, solid wood floor, solid fuel original painted slate fireplace with tiled insert, cornicing and ceiling rose.

Kitchen/Dining/Living room

Large open plan space which is bright and private. This room measures approx. 350 sq ft and benefits from an array of eye and floor level units, an island unit, integrated appliances, 2 large skylights, porcelain tiled floor and double door accessing the rear patio.

Utility Room

Plumbed for washing machine and dryer. Storage units. Sink.

Guest WC

WC. Whb. Tiled floor.

First floor

Bedroom 1

Spacious and bright double room located to the front of the property.

En Suite

WC. Whb. Shower unit. Tiled floor and splashback.

Bedroom 2

Double room located to the rear of the property found on the return of the stairs leading from the ground floor to first floor.

En Suite

WC. Whb. Shower unit. Tiled floor and splashback. Skylight.

Bedroom 3

Bright double room located to the rear of the property.

Shower room

WC. Whb. Bath. Tiled floor and walls.

Second Floor

Bedroom 4

Large double room with south facing dormer window. Shelved dressing area. Recessed lighting. Access into eaves.

En Suite

WC. Whb. Corner bath. Recessed lighting.

DIRECTIONS

From Cork city, make your way out Victoria road in the direction of Blackrock, number 3 Grand View Terrace is along on your right hand side. See Sign. Eir Code: T12 T2W4

BER DETAILS

BER: C3

BERR No.: 112308507

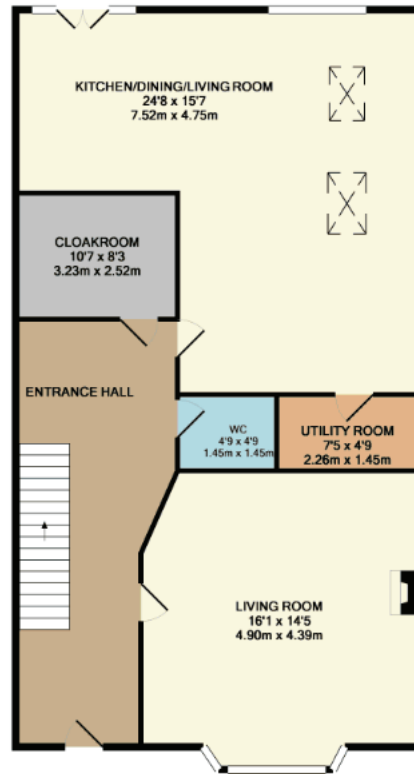
Energy Performance Indicator: 219.15 kWh/m²/yr

VIEWING

By appointment with Savills Cork
(021) 427 1371 or email:cork@savills.ie

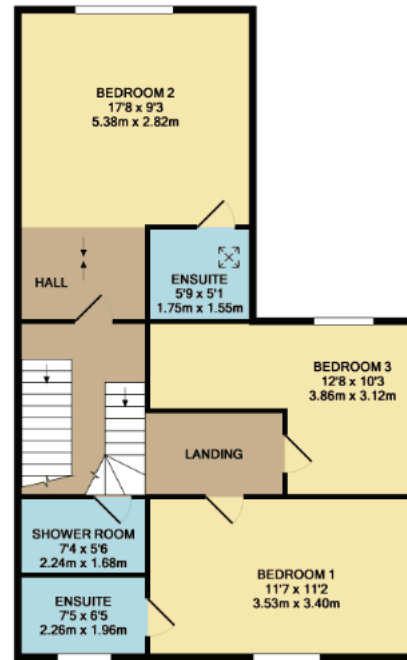


For identification purposes only, not to scale

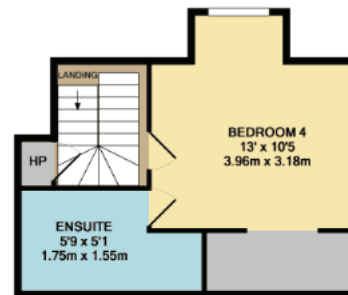


GROUND FLOOR

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1ST FLOOR



2ND FLOOR



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