



Downey McCarthy

...the people you can trust

30 Foxwood, Rochestown, Cork



ERA Downey McCarthy Auctioneers are delighted to present this spectacular three/four bedroom detached bungalow which comes to the market in turnkey condition and offers spacious, light-filled living accommodation. The property is situated in this most desirable and maturing residential estate of Foxwood, Rochestown while also being within easy access of Douglas village and the South Ring Road network. This presents a rare opportunity to acquire such a fine property in a fantastic, much sought after location.



AMV: €425,000



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PSRA No. 002584

| FEATURES

- Approx. 117.49 Sq. M. / 1,265 Sq. Ft.
- Built in 1996
- BER D2
- Three spacious bedrooms
- Bedroom 4 is now being used as a living room
- Ample off street parking
- Fantastic, private, enclosed rear garden, not overlooked
- East/South facing at the back
- Beautiful, feature pond
- Brand new laminate timber flooring recently installed
- Situated in a quiet cul-de-sac
- Mature residential estate
- Superb location close to local amenities including schools, shops and Garryduff sports complex
- 5 minutes' walk to the 216 bus route
- Ideal family home

| RECEPTION HALLWAY

9.74m x 1.41m (31'9" x 4'6")

A solid teak door with centre glass panelling allows access to the welcoming reception hallway. The hallway has neutral décor, two light pieces, brand new laminate timber flooring, one radiator and solid pine doors allowing access to all rooms. There is a hot press located off the hallway which is ideal for storage.

| LIVING ROOM

5.57m x 3.79m (18'2" x 12'4")

The living room has a beautiful bay window overlooking the front of the property which allows extensive natural light to flood the room. Other features include one centre light piece, new laminate timber flooring, a superb feature fireplace with timber surround and marble hearth, plumbing for a gas fire and ample power points.



| FAMILY ROOM/BEDROOM 4

3.64m x 4.37m (11'9" x 14'3")

The family room has one window overlooking the rear of the property with curtain rail and curtain, laminate timber flooring, ample power points and double doors have been opened allowing access into the kitchen.



| KITCHEN

3.62m x 5.38m (11'8" x 17'6")

The kitchen has solid fitted units at eye and floor level with extensive worktop counter and tiled splashback, one window overlooking the side of the property and sliding doors allowing access to the rear garden. The kitchen benefits from an integrated fridge and dishwasher, vinyl flooring, two light pieces, neutral décor, a feature central island unit for storage and seating, and a doorway allowing access to the utility room.



| UTILITY ROOM

1.7m x 3.25m (5'5" x 10'6")

The utility room has plumbing for a washing machine and dryer, plumbing for a dishwasher, one radiator, one centre light piece, laminate timber flooring, a doorway allowing access to the rear garden and the gas boiler is housed within this room.



| BEDROOM 1

4.47m x 3.37m (14'6" x 11'0")

This spacious double bedroom is situated towards the front of the property and has one feature bay window overlooking the front garden. The room has carpet flooring, one centre light piece, one radiator and there is a hidden doorway allowing access to the en suite.



| EN SUITE

0.84m x 2.69m (2'7" x 8'8")

The en suite features a three piece suite with a Mira Sport electric shower fitted, carpet flooring, one centre light piece and one frosted window overlooking the side of the property.



| BEDROOM 2

2.91m x 3.81m (9'5" x 12'5")

This double bedroom has one window overlooking the side of the property, new laminate timber flooring, one centre light piece, built-in units for storage and one radiator.



| BEDROOM 3

2.33m x 3.53m (7'6" x 11'5")

This single room has one window overlooking the side of the property, new laminate timber flooring, one radiator and one centre light piece.



| BATHROOM

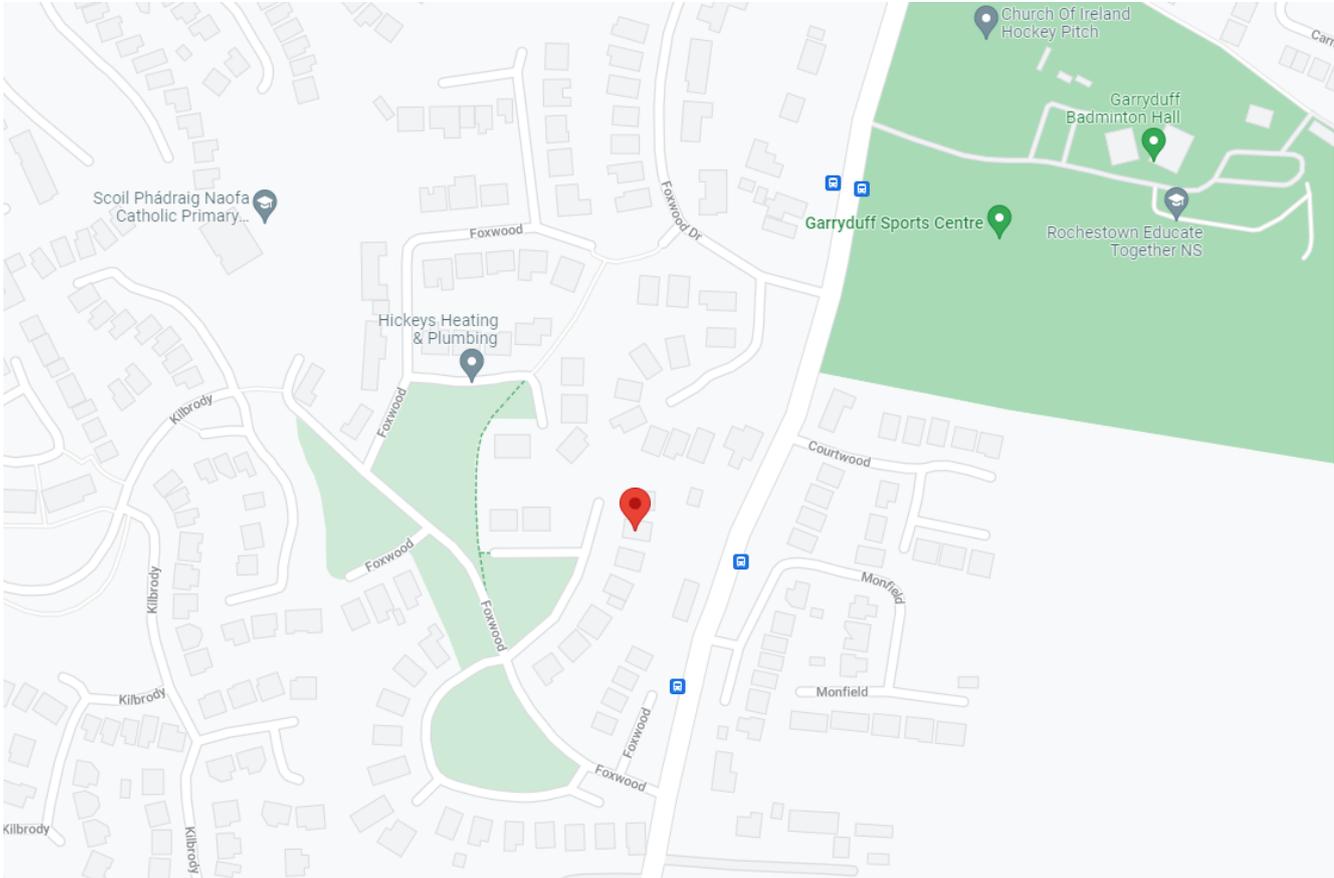
1.87m x 1.87m (6'1" x 6'1")

The main family bathroom features a four piece suite including a shower located over the bath, fully tiled floors and walls, neutral décor, one frosted window overlooking the side of the property, one radiator, one centre light piece and a towel rail.



| DIRECTIONS

Please see Eircode T12 TDT8 for directions.



| ALL ENQUIRIES TO:

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