



# Downey McCarthy

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## 17 Orchard Lane, Aherla, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this well-presented, three bedroom end of terrace property situated in the Orchard Lane residential development, a short distance from the village of Aherla, Cork. This property is just a 15 minutes' drive from Ballincollig town centre and all its essential and recreational amenities including supermarkets, bars, transport links, shops, cinema and more. The N40 Road Network is easy accessible allowing convenient access to Wilton, Cork city centre, Douglas and the surrounding eastern suburbs.



**AMV: €250,000**

**BER C1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 94.3 Sq. M. / 1,051 Sq. Ft.
- Built in 2005
- BER C1
- PVC double glazed windows
- Electric heating
- Modern fitted kitchen
- Three bedrooms
- Fully enclosed rear garden
- Close to local amenities including supermarket, bars, transport links, shop
- 10 minutes' drive to Farran Woods Forest Park
- 15 minutes' drive to Ballincollig town centre
- Easy access to N22 road network
- On the 233 bus route

## | RECEPTION HALLWAY

4.55m x 1.9m (14'9" x 6'2")

A timber door with glass centre panelling allows access to a bright and spacious reception hallway which has attractive neutral décor with high quality oak flooring. There is one centre light piece, one electric radiator, one smoke alarm, two power points and one telephone point.

## | GUEST W.C

2.7m x 1.4m (8'8" x 4'5")

The guest w.c features a two piece suite and the area is finished with timber flooring, one centre light piece and an extractor fan.

## | LIVING ROOM

4.55m x 3.56m (14'9" x 11'6")

A spacious living room has one window to the front of the property including a curtain rail and curtains. The room has oak timber flooring and a cast iron fireplace with timber surround and granite hearth. There is one centre light piece, one electric radiator, four power points and one television point.



## | KITCHEN

4.55m x 5.6m (14'9" X 18'3")

This superb open plan kitchen/dining area features modern fitted units at eye and floor level in an L-shape which are finished in a Prague ivory colour scheme with a contrasting worktop counter. The area has tiled splashback, tile flooring throughout, one window overlooking the rear garden and double doors allowing access to same. The kitchen includes an integrated double oven, hob, extractor fan, microwave, dishwasher and a stainless steel bowl and a half sink while the area is also facilitates plumbing for a washer/dryer.

The room has two light pieces, extensive dining/living space, one radiator and thirteen power points throughout.



## | STAIRS AND LANDING

2.35m x 2.1m (7'7" x 6'8")

The stairs and landing have been fitted with carpet flooring throughout. At the top of the landing there is one centre light piece, an access hatch to the attic and two power points.

## | BEDROOM 1

3.6m x 3.4m (11'8" X 11'1")

A spacious double bedroom has one window to the rear of the property including a curtain rail and curtains. The room has solid timber flooring, one centre light piece, one electric radiator, four power points and one telephone point.



## | BEDROOM 2

4m x 2.75m (13'1" X 9'0")

A spacious double bedroom has one window to the front of the property including a curtain rail and curtains. The room has solid timber flooring, one centre light piece, one electric radiator and two power points.



## | BEDROOM 3

2.9m x 2.7m (9'5" X 8'8")

A spacious single bedroom has one window to the front of the property including a curtain rail and curtains. The room has solid timber flooring, attractive neutral décor, one centre light piece, one electric radiator and two power points.



## | BATHROOM

2.5m x 2.05m (8'2" X 6'7")

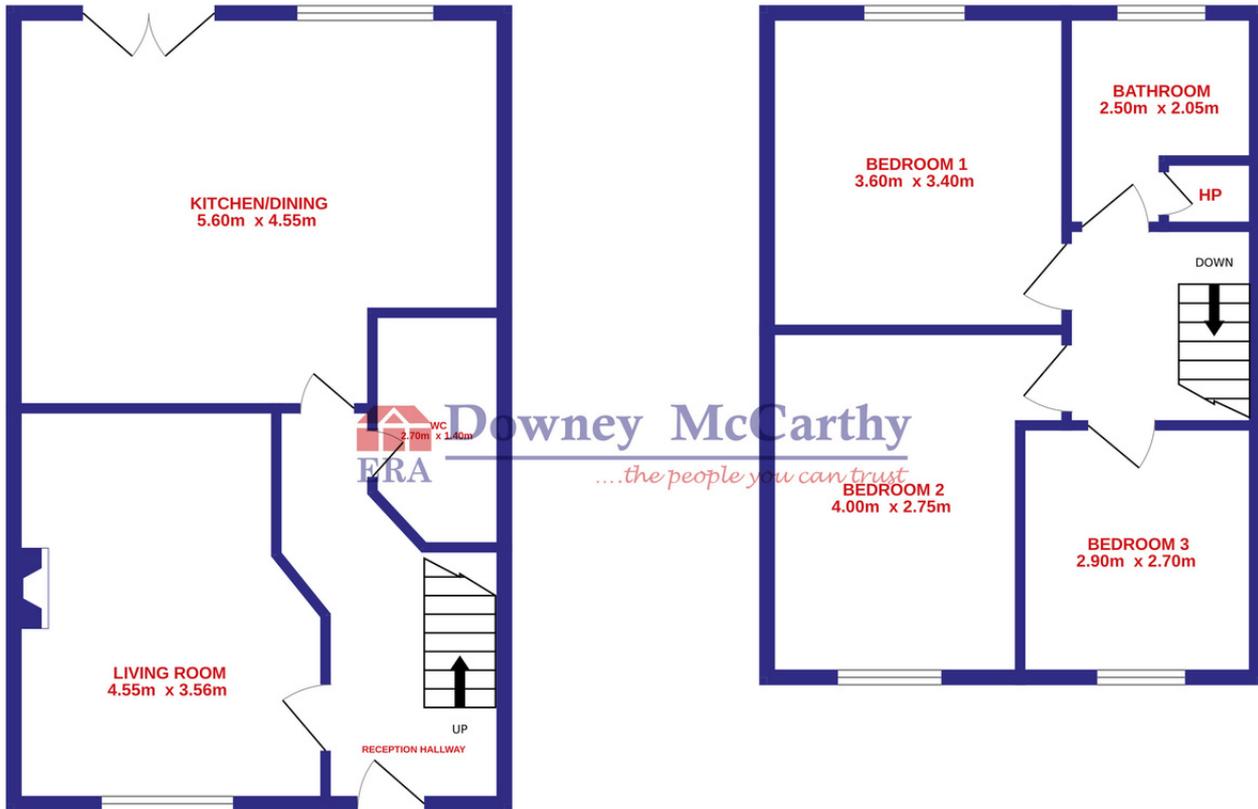
The main family bathroom features a four piece suite including a Triton electric shower fitted over the bath. The room has floor and wall tiling, one window to the rear of the property, one centre light piece, one wall-mounted light piece, a wall-mounted heater, one extractor fan and a hot press area which is shelved for storage.



# | FLOOR PLAN

GROUND FLOOR

1ST FLOOR



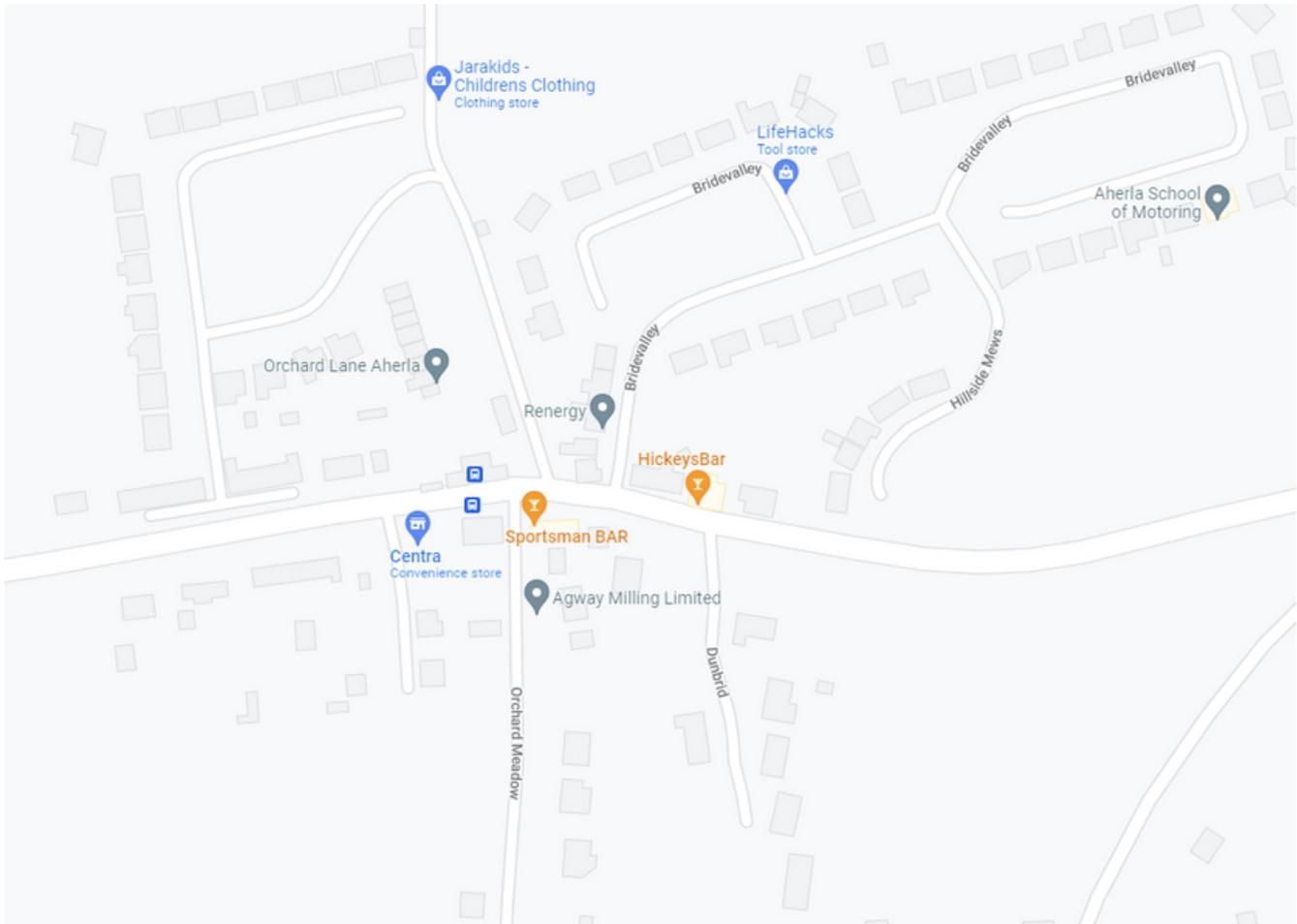
TOTAL FLOOR AREA : 94.3 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## | DIRECTIONS

Please see Eircode P31 Y026 for directions.



## | ALL ENQUIRIES TO:

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**ERA** **Downey McCarthy**  
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