

33 Radharc na Tuaithe, Knockraha, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superb four bedroom detached family home, which is situated in a quiet cul-de-sac within walking distance of Knockraha village and local services including a school, creche, community centre, public house and church. The property offers a peaceful location, countryside views, and spacious bedroom and living accommodation throughout. Viewing comes highly recommended.

Accommodation consists of reception hallway, living room, kitchen/dining area, conservatory/home gym, utility room, main family bathroom, bedroom 4 and family room on the ground floor. Upstairs the property offers three additional double bedrooms, three en suite bathrooms and three walk-in wardrobes.

AMV: €495,000

BER B3

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 216.39 Sq. M. / 2,329 Sq. Ft.
- Built in 2007
- BER B3
- Oil fired central heating
- Double glazed PVC windows
- Four spacious double bedrooms, one on the ground floor
- Three upstairs bedrooms each with own en suite and walk-in wardrobe
- Spacious living accommodation
- Situated in a quiet cul-de-sac overlooking a green area to the front
- Enclosed west facing rear garden with views of the surrounding countryside
- Quiet village location within walking distance
- A short drive to Glanmire, Glounthaune, Cork city centre
- On the 214 bus route

| RECEPTION HALLWAY

6.94m x 5.68m (22'7" x 18'6")

A bright and welcoming reception hallway features floating semi solid oak timber flooring with recessed spot lighting, neutral décor, extensive under stair storage, one radiator, and one centre light fitting.



| LIVING ROOM

5.18m x 3.77m (16'9" x 12'3")

The main living room has one large window to the front of the property, solid walnut timber flooring, one centre light fitting, a feature limestone fireplace, one large radiator, and ample power points.



| FAMILY ROOM

4.07m x 3.75m (13'3" x 12'3")

The family room has one large window to the front of the property, semi solid oak timber flooring, one feature centre light fitting, one large radiator, and ample power points.



| KITCHEN/DINING

7.96m x 3.76m (26'1" x 12'3")

The kitchen/dining area is dual aspect with one window to the front of the property and one window to the side. The area has tile flooring, one centre light fitting, one radiator,. The kitchen features an extensive array of solid oak fitted units from floor to ceiling with quartz worktop counter, a stainless steel sink, integrated oven/hob/extractor fan, integrated coffee machine, integrated microwave, and an American style fridge freezer. Double French doors allow access into the conservatory.



| CONSERVATORY

3.62m x 3.61m (11'8" x 11'8")

Located to the rear of the property, the conservatory is triple aspect with windows to the rear, left, and right side of the property. The room has tile flooring, neutral décor, one radiator, and an attractive timber panelled ceiling. A door allows access to the rear garden.



| UTILITY ROOM

2.37m x 1.92m (7'7" x 6'2")

The utility room has tile flooring, one centre light fitting, space for washer, space for a dryer, ample storage space, and a door with frosted glass panelling allowing access to the rear garden.



| SHOWER ROOM

2.34m x 1.49m (7'6" x 4'8")

The shower room features a three piece suite including a corner shower cubicle, floor and wall tiling, one centre light fitting, one frosted window to the rear of the property, extractor fan, and one radiator.



| BEDROOM 4

3.76m x 3.57m (12'3" x 11'7")

Located on the ground floor, this spacious double bedroom has one window overlooking the rear garden, semi solid oak timber flooring, neutral décor, one radiator, one centre light fitting, and ample power points.



| STAIRS AND LANDING

1m x 5.65m (3'2" x 18'5")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one window overlooking the rear of the property, recessed spot lighting, one radiator, access to a closet, and access to a hot press which is shelved for storage.



| BEDROOM 1

4.73m x 3.76m (15'5" x 12'3")

A large double bedroom has one large window to the front of the property, carpet flooring, one radiator, one centre light fitting, impressive Sliderobe fitted units, and access to a large walk-in wardrobe. A door also allows access to the en suite bathroom.



| EN SUITE 1

3.37m x 1.77m (11'0" x 5'8")

The en suite bathroom features a three piece suite, floor and wall tiling, extractor fan, one centre light fitting, one radiator, and one Velux window to the front of the property.



| BEDROOM 2

3.48m x 3.81m (11'4" x 12'5")

Another spacious double bedroom has one dormer window to the front of the property, carpet flooring, one radiator, one centre light fitting, and access to a walk-in wardrobe. A door allows access to the en suite bathroom.



| EN SUITE 2

1.94m x 1.78m (6'3" x 5'8")

This en suite features a four piece suite including a shower fitted over the bath, floor and wall tiling, extractor fan, one centre light fitting, one radiator, and one frosted window to the side of the property.



| BEDROOM 3

4.47m x 3.61m (14'6" x 11'8")

This double bedroom has one dormer window to the front of the property, carpet flooring, one radiator, one centre light fitting, and access to a walk-in wardrobe. A door allows access to the en suite bathroom.



| EN SUITE 3

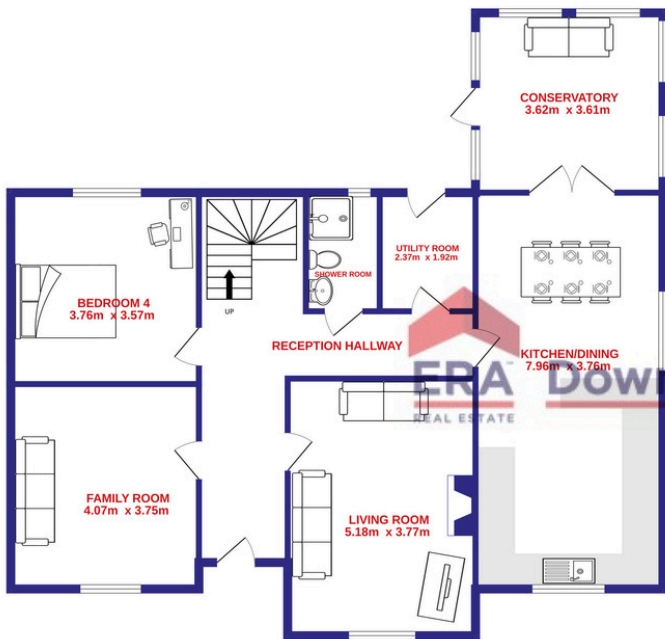
1.94m x 1.78m (6'3" x 5'8")

The en suite bathroom features a three piece suite, floor and wall tiling, extractor fan, one centre light fitting, one radiator, and one frosted window to the side of the property.

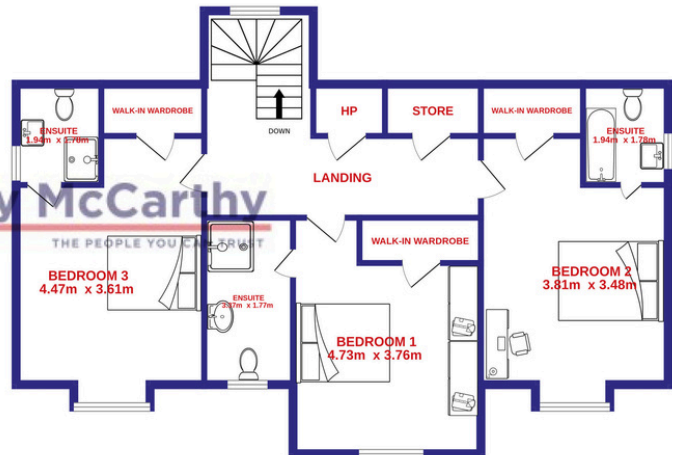


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR



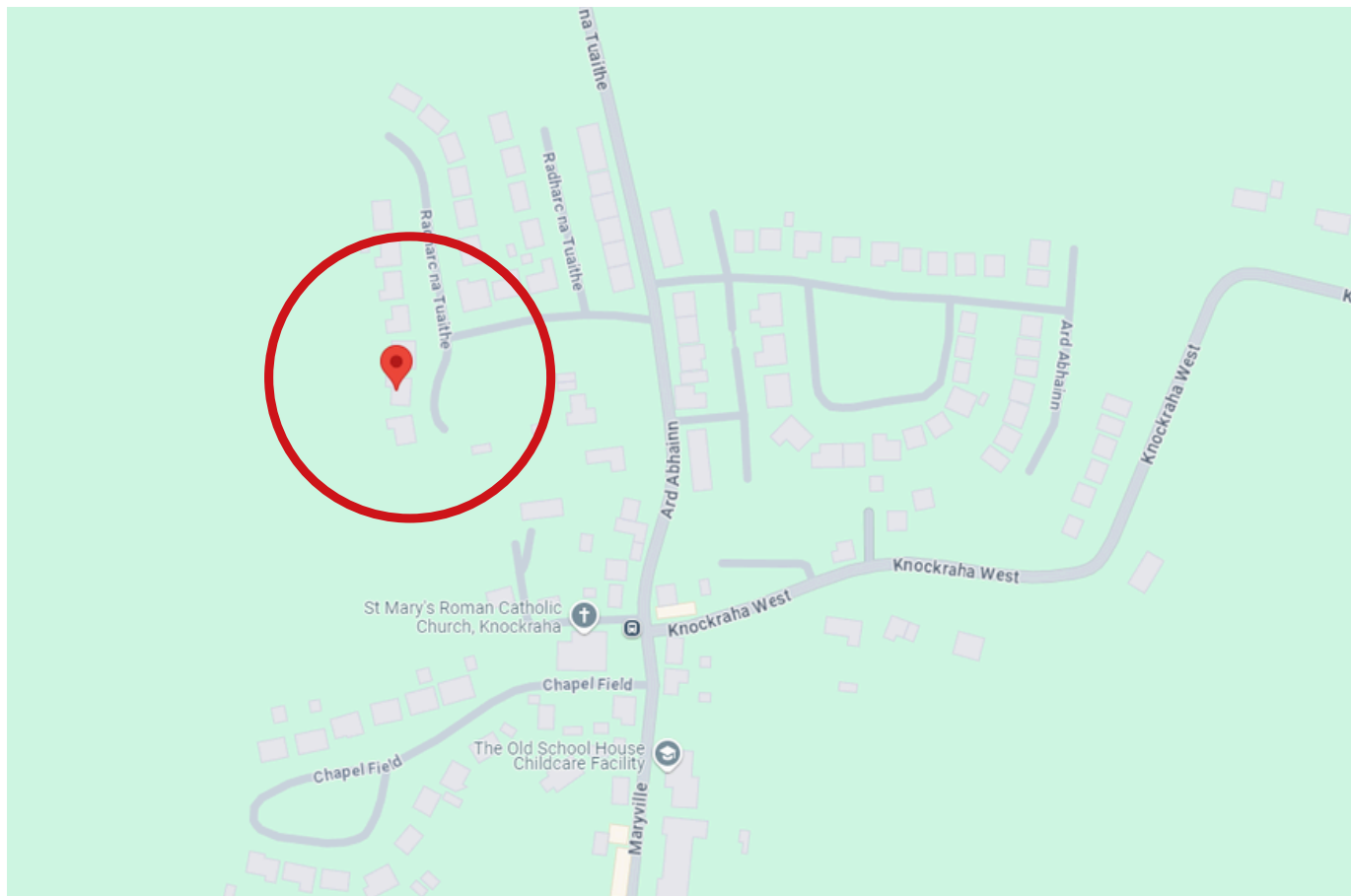
The front of the property has a large tarmac driveway to facilitate off street parking for up to three vehicles. To either side of the driveway, there are garden areas which are laid to lawn, and mature shrubs and plants throughout.

Secure side gates to either side of the property allow access to the rear.

The rear of the property is fully enclosed, and offers a spacious west facing garden laid to lawn along with a natural stone patio area which is ideal for summer entertaining.

| DIRECTIONS

Please see Eircode T56 RY27 for directions.



| ALL ENQUIRIES TO:

Sean McCarthy
086 8385768
sean@eracork.ie



Downey McCarthy
THE PEOPLE YOU CAN TRUST

Solicitor Details:

Fiona Twomey, Fiona Twomey Solicitors, 3 Eastgate Village, Little Island, Co. Cork

Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.