



Downey McCarthy

...the people you can trust

41 Monastery Terrace, Blarney Road, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this stunning three bedroom townhouse, situated within the popular estate of Monastery Hill in Cork City. Ideally located within walking distance of UCC and the city centre, this property comes to the market in excellent decorative order and it is sure to appeal to a number of prospective purchasers looking for a modern home with all amenities on your doorstep.



AMV: €325,000

BER C1

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PSRA No. 002584

| FEATURES

- Approx. 1,600 sq ft including Attic Conversion
- Fully enclosed rear south facing garden overlooking the beautiful Lee Valley
- Large Steel Tech Home Office & Shed (16ft x 16ft) which is secluded and ideal for Remote Work with Fibre Internet (2GB speed)
- White PVC windowsills internally and externally to the front and back of the house
- Outdoor power point to the front
- Pump insulated
- Situated in a quiet, mature estate with extensive greenery & matured trees lined throughout
- Ideally nestled at bottom of cul-de-sac free from passing traffic and noise
- Extensive amenities at your doorstep;
 - Primary & Secondary Schools to include Strawberry Hill National School and Terrance Mc Sweeney's Community College
 - Universities & Colleges to include UCC, MTU and City North College Cork
 - Quick & easy access to hospitals to include Mercy Urgent Care Centre (tucked away behind the estate), MUH, CUH and the Bon Secours
 - Supermarkets to include Gala (at entrance to estate), SuperValu, Lidl, Aldi & Dunnes Stores (located in Blackpool)
 - Parks & Recreation to include Fitzgerald's Park, Mardyke Arena & Sports Complex, Playgrounds
- Located on the 201 Bus Route servicing Mayfield to Bishopstown
- Located on the 202 Bus Route servicing Apple HQ/Cork City Centre/Mahon/Blackrock

| RECEPTION HALLWAY

4.51m x 1.87m (14'7" x 6'1")

A composite door with centre glass panelling allows access to the welcoming reception hallway. The hallway has neutral décor, tiled flooring, one radiator, recessed spot lighting, a smoke alarm, a fuse board and a doorway allows access to the guest w.c. Solid grey finish doors with frosted glass allow access to ground floor rooms.

| GUEST W.C

2.32m x 0.78m (7'6" x 2'5")

The guest w.c features a two piece suite, tiled flooring, one centre light piece, one wall-mounted light piece and one radiator.

| LIVING ROOM

4.23m x 3.25m (13'8" x 10'6")

The main living room has one large window to the front of the property with curtain rail, curtains and blinds, neutral décor, laminate timber flooring, a ceiling rose, recessed LED spot lighting, a beautiful feature fireplace with timber surround and one radiator.



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.

| OPEN PLAN KITCHEN/DINING

5.76m x 5.25m (18'8" x 17'2")

The kitchen/dining area has solid fitted units at eye and floor level with an extensive worktop counter, one window to the rear of the property, a door allowing access to the rear of the property and French double doors allowing access to same. The room has tiled flooring, recessed LED spot lighting, neutral décor, extensive dining space, one radiator, plumbing for a washing machine, plumbing for a dishwasher, space for an American style fridge freezer, built-in oven/hob/extractor fan, stainless steel sink and the boiler is housed within this room.



| FIRST FLOOR STAIRS AND LANDING

3.81m x 2.02m (12'5" x 6'6")

The first floor stairs and landing is fully carpeted throughout. At the top of the landing there is recessed LED spot lighting, neutral décor and solid fitted doors allowing access into all rooms. The hot press is located off the landing which is shelved for storage.

| BEDROOM 1

4.34m x 3.37m (14'2" x 11'0")

A spacious double bedroom has one window to the rear of the property which offers beautiful views over the Lee Valley. The room has laminate timber flooring, neutral décor, built-in wardrobe units for storage, one radiator and recessed LED spot lighting.



| BEDROOM 2

3.8m x 2.74m (12'4" x 8'9")

A spacious double bedroom has one window to the front of the property, laminate timber flooring, neutral décor, a built-in wardrobe unit for storage, one radiator and recessed LED spot lighting.



| BEDROOM 3/OFFICE

2.28m x 1.45m (7'4" x 4'7")

This single bedroom has one window to the front of the property, laminate timber flooring, neutral décor, one radiator and recessed LED spot lighting.



| BATHROOM

2.61m x 1.75m (8'5" x 5'7")

The main family bathroom features a four piece suite including a Mira Sport electric shower fitted over the bath, tiled flooring, tiled walls, one centre light piece, one wall-mounted light piece, one frosted window to the rear of the property, one heated towel rail and one radiator.



| SECOND FLOOR STAIRS AND LANDING

The second floor stairs and landing is fully carpeted throughout. At the top of the second landing there is one Velux window and recessed LED spot lighting.



| ATTIC ROOM

4.31m x 4.12m (14'1" x 13'5")

This spacious room is ideal for storage or for use as an additional home office/playroom. There are two Velux windows allowing extensive natural light to flood the area, laminate timber flooring, neutral décor, one radiator and recessed LED spot lighting. This room has been constructed to a very high standard with a high level of insulation throughout the flooring and walls.

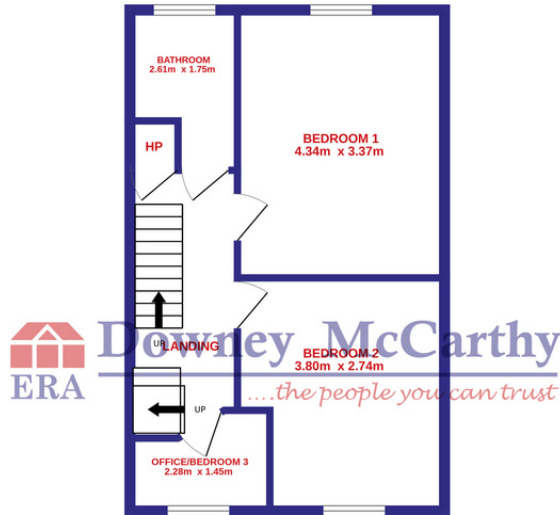


| FLOOR PLAN

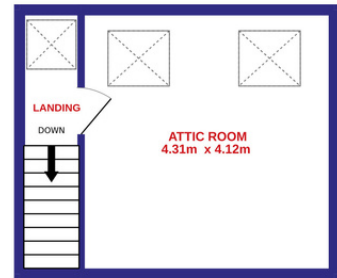
GROUND FLOOR



1ST FLOOR



2ND FLOOR



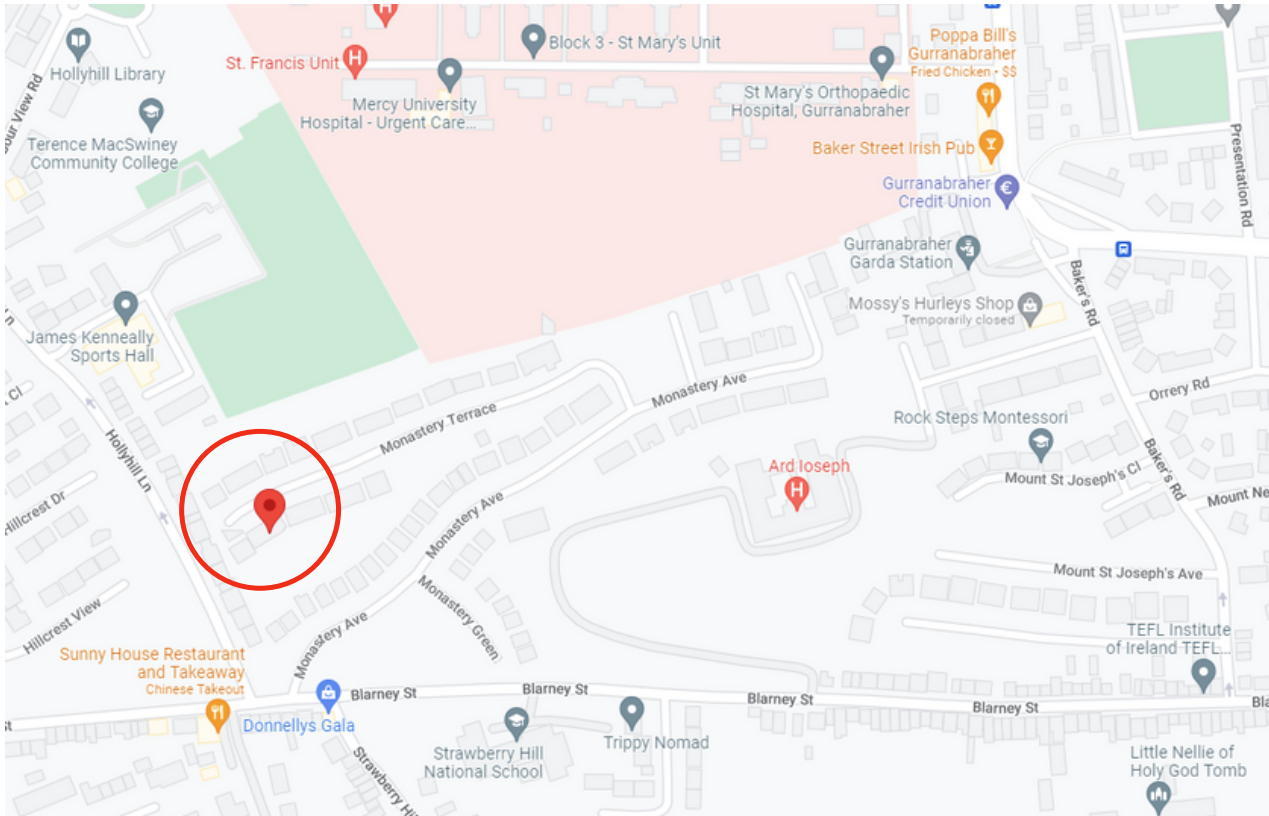
TOTAL FLOOR AREA: 114.9 sq.m. approx.

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 T23 X2X0 for directions.



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