

11 Silverhill, Herons Woods, Carrigaline, Cork 



ERA Downey McCarthy are delighted to present to the market this substantial three bed semi-detached residence which is in superb condition throughout and would be ideally suited as a family home.

Accommodation consists of entrance hallway, kitchen/dining room, sitting room, lounge, utility and guest w.c. on the ground floor. Upstairs there are three bedrooms, main bathroom and en-suite.



€275,000

PSRA Licence No. 002584

Accommodation

- Porch

The porch is fully carpeted and has windows to both sides of the sliding glass door allowing plenty of sunlight. A solid pine door with centre glass paneling allows access into the main entrance hallway.

- Main Hallway 5.4m x 1.0m

A spacious hallway with attractive décor, one centre light piece, one radiator, solid wooden floors, one phone point and ample power points.

- Sitting Room 4.5m x 3.6m

A superb spacious sitting room with a fantastic feature bay window that overlooks the front of the property with attractive blinds, curtains and curtain pole. The room has carpet flooring, one centre light piece, one radiator, ample power points, one television point and an attractive fireplace with an open fire. Double doors allow access into the lounge.



- Lounge 3.9m x 3.1m

Access to the lounge can be gained from the main hallway and also from the double doors leading off from the front room. The lounge is fully carpeted, has one centre light piece, power points and one radiator. A glass door with a full length window to the side allows access to the back garden and also allows a lot of natural daylight into the room.

- Kitchen 5.7m x 3.18m

The kitchen is situated towards the rear of the property with one window overlooking the back garden and another to the side of the property. The kitchen is fully fitted with very attractive oak units at eye and floor level with space for a fridge freezer in the corner. The room has a fully tiled floor, one centre light fitting, dishwasher, power points, extractor fan, radiator and has a built-in oven with a separate hob. A solid teak door allows access to the utility room.



- Utility Room 1.6m x 1.5m

This room has plumbing for a washing machine and a drier and the tiling from the kitchen carries through to the utility room. The room has one centre light fitting and a frosted glass door allows access to the side of the property.

- Guest W.C 2.1m x 1.5m

The guest W.C is situated towards the front of the property with one window, a two piece suite, fully tiled flooring, one centre light piece and one radiator.

- Stairs and Landing

The stairs and landing are fully carpeted throughout. The landing has one centre light piece and a window to the side of the property and a hot press. The hot press is fully shelved and provides plenty of storage. Access to the attic can also be gained from a pull down ladder.

- Bedroom 1 3.8m x 4.0m

A beautifully presented main bedroom with a feature bay window that overlooks the front of the property with blind, curtains and curtain rail. The room has solid wooden floors, power points, one radiator, one centre light piece and a built-in wardrobe with plenty of storage space. A solid pine door allows access to the en-suite bathroom.



- En-suite 1.0m x 3.0m

This en-suite has a three piece suite including a Mira elite 2 electric shower. The shower cubicle has a wet style floor and an attractive fully tiled

wall. This bathroom has one centre light piece, one radiator, and a Cork flooring.

- Bedroom 2 3.5m x 4.2m Another very spacious double bedroom with one window looking out towards the back of the property. The room has solid wooden floors, one centre light piece, power points, room for a desk, one radiator and built-in wardrobes which provide plenty of storage.
- Bedroom 3 2.9m x 2.5m This spacious single bedroom is situated towards the front of the property with one window looking out over the front garden. The room has one radiator, one centre light piece, power points and a solid wooden floor.
- Family Bathroom 2.5m x 2.0m The family bathroom has one window with frosted glass looking out over the rear of the property. This bathroom has a three piece suite, one w.c., one wash-hand basin and a bath. A Mira elite 2 electric shower is situated over the bath, the room has a Cork style floor and one centre light piece

Features

- Built in 2007
- 1247 sq ft
- C2 Energy Rating
- Double glazed windows throughout
- Situated in a quiet cul de sac
- Off-Street parking
- Spacious living and bedroom accommodation
- Excellent condition throughout
- Modern fitted kitchen with integrated appliances

Directions

At the Shannonpark Roundabout take the second exit onto the Cork Road/R611. Continue down this road and at the next roundabout take the 1st exit onto Herons Wood. Continue straight until you reach the first roundabout, take the 1st exit here onto Silverhill. Turn left on both corners and no. 11 Silverhill is situated towards the end of the cul-de-sac with the ERA Downey McCarthy sign displayed.

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