



# Downey McCarthy

*...the people you can trust*

## Curraghbeg, Ovens, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is excited to present to the early summer market this superbly positioned, three bedroom detached property situated on an elevated site boasting breathtaking panoramic views over the River Lee and the Inniscarra valley. The property is a mere 5 minutes' drive from the bustling town centre of Ballincollig and its local amenities as well as allowing easy access to the N40 road network, Cork city centre and the fantastic Ballincollig Regional Park.



**AMV: €295,000**



**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Spectacular elevated site offering panoramic views over the River Lee
- Approx. 98.88 Sq. M. / 1,064 Sq. Ft.
- Built in 1979
- BER D2
- Cavity wall insulation (Not accounted for in the current BER Rating)
- Oil fired central heating
- Double glazed windows
- Three spacious bedrooms
- Superb sun room
- Amazing outdoor raised decking area
- Newly refurbished family bathroom
- Easy access to the N40 road network
- 20 minutes' drive to Cork city centre
- 5 minutes' drive to Ballincollig town centre and easy access to the Ballincollig Regional Park

## | RECEPTION HALLWAY

3.26m x 1.62m (10'6" x 5'3")

A PVC door with glass centre and side panelling allows access to a bright and welcoming reception hallway with a warm colour palette. The hallway has attractive walnut laminate timber flooring, one centre light piece, one radiator, two power points, one telephone point and an alarm control point. Located off the hallway is access to a hot press area which is shelved for storage.

## | DINING/LIVING AREA

3.9m x 4m (12'7" x 13'1")

A superb main living/dining area features attractive décor with beautiful solid oak timber flooring throughout and a solid fuel stove. There is one centre light piece, one radiator and three power points. An open arch allows access to a fantastic sun room which is situated to the front of the house.



## | SUN ROOM

3.53m x 3.3m (11'5" x 10'8")

This spectacular sun room offers panoramic views over the River Lee, the Inniscarra valley and all the way to Cork city centre. The room has glazed panels throughout, one Velux window, solid oak timber flooring and timber panelled ceiling. There are recessed spot lights, two large radiators, eight power points and one television point. Double doors from this room allow access to an outdoor raised decking area which is ideal for al fresco dining or entertaining with friends and family.



## | KITCHEN/DINING

3.43m x 3.1m (11'2" x 10'1")

The kitchen/dining area features oak fitted units at eye and floor level in an L-shape with one window overlooking the rear of the property and a PVC door with glass panelling allows access to the rear garden. The kitchen includes an integrated breakfast unit, extractor fan, space for a cooker, plumbing for a washing machine, a stainless steel sink and drainer unit and space for a fridge freezer. Other features include recessed spot lighting, a tiled splashback surrounding the worktop area, one radiator and six power points. An open arch allows access to the family room.



## | FAMILY ROOM

3.43m x 3.16m (11'2" x 10'3")

This versatile room has one window to the rear of the property including a curtain rail and curtains, semi-solid oak timber flooring and an impressive open fireplace with oak surround and tiled hearth. Other features included recessed spot lighting, attractive décor, built-in display and storage cabinets surrounding the fireplace, one radiator and one centre light piece.



## | BEDROOM 1

3.35m x 3.3m (10'9" x 10'8")

This spacious double bedroom has one window to the front of the property including a curtain rail and curtains. There is carpet flooring, attractive neutral décor, one centre light piece, one radiator, one telephone point and three power points.



## | EN SUITE

The en suite bathroom features a three piece suite with a Mira Elite SE electric shower, floor and wall tiling, one centre light piece, one extractor fan and one radiator.

## | BEDROOM 2

3.3m x 3.3m (10'8" x 10'8")

This spacious double bedroom has one window to the rear of the property including a curtain rail and curtains. There is carpet flooring, one radiator, one centre light piece, three power points and an impressive array of Sliderobe fitted units from floor to ceiling.



## | BEDROOM 3

2.8m x 2.5m (9'1" x 8'2")

A spacious room has one window to the front of the property which includes a curtain rail and curtains. There is carpet flooring, neutral décor, one centre light piece, one radiator and three power points.



## | FAMILY BATHROOM

2.7m x 1.8m (8'8" x 5'9")

A beautifully presented modern family bathroom features a three piece suite including a walk-in double shower area. The room offers impressive modern tiling throughout, recessed spot lighting, a cantilever sink with integrated storage and additional wall-mounted storage, one radiator and one window to the rear of the property.



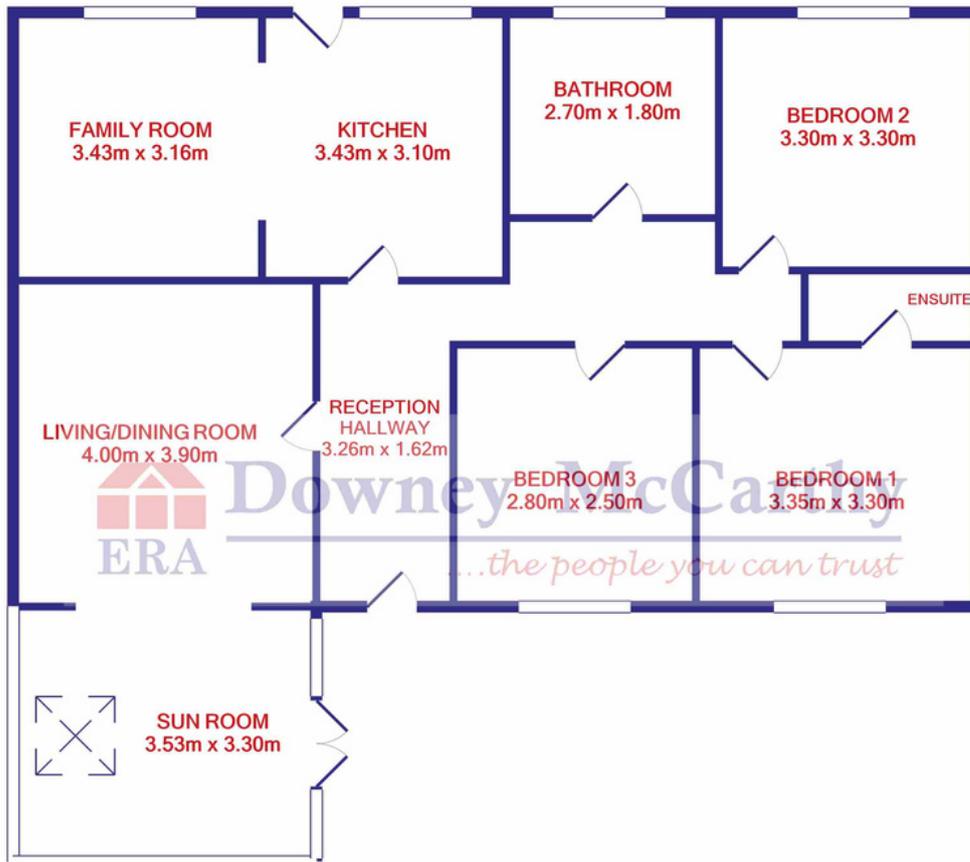
## | GARAGE

5.3m x 3.5m (17'3" x 11'4")

Located to the side of the property, a roller door allows access to a block built garage. There is one centre light piece, wall-mounted storage, two power points and space for a dryer.



## | FLOOR PLAN



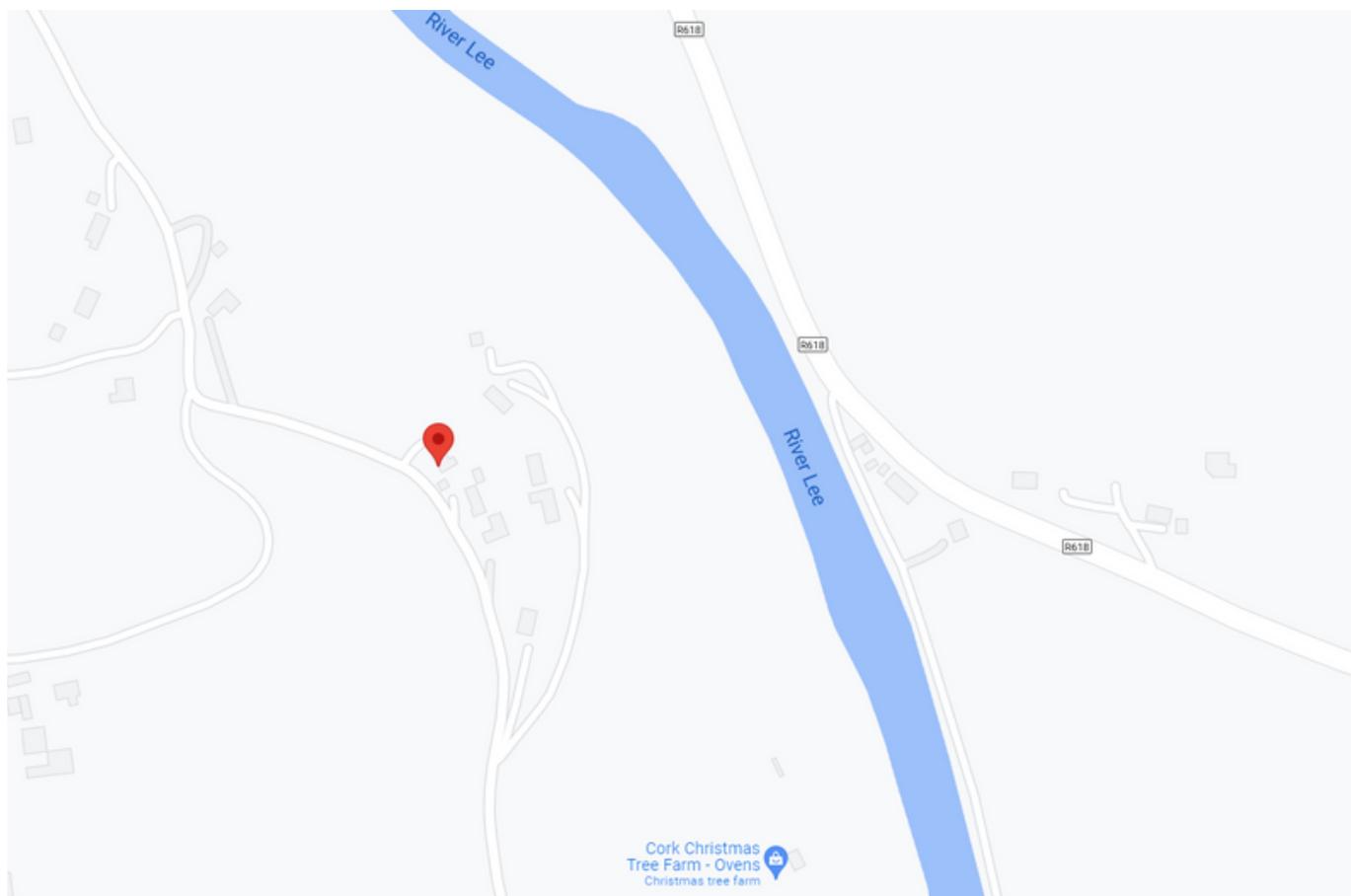
TOTAL APPROX. FLOOR AREA 98.9 SQ.M. (1064 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 XE06 for directions.



## | ALL ENQUIRIES TO:

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