

Sirius, Morgan's Hill, Lee Road, Cork



ERA Downey McCarthy are delighted to offer to the market this superb, architect designed, detached residence, located on a most private and tranquil setting overlooking the river Lee. The property has been well-maintained throughout and benefits from its elevated and peaceful location, whilst being just a short drive from Cork city centre and all amenities. Viewing highly recommended to appreciate what this home has to offer.

Accommodation consists of reception hallway, open plan living/dining area, kitchen, guest w.c, and a study/home office on the ground floor. Upstairs the property offers three spacious bedrooms, the main family bathroom and a superb balcony area that overlooks the river Lee.

AMV: €495,000

BER D2

60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Property situated on a superb site of approx. 1 acre
- Approx. 109.1 Sq. M. / 1,174 Sq. Ft.
- Built in 1975
- BER D2
- Well-maintained throughout
- Double glazed PVC windows
- Oil fired central heating
- Three spacious bedrooms
- Balcony area with beautiful views across the Lee Valley
- Superb private location
- Private wooded South facing site with some mature trees planted
- Steeltech Shed acts a garage, plus a greenhouse
- 10 minutes' drive to University College Cork and the CUH
- Close to Clogheen/Kerry Pike and Carrigrohane/Ballincollig
- Accessible to the N22 road network

| RECEPTION HALLWAY

3.55m x 1.49m (11'6" x 4'8")

A new composite front door leads you into the welcoming reception hallway. The hallway has access to a cloakroom with some storage space. Solid wooden doors lead to all ground floor rooms.



| GUEST W.C

1.21m x 1.73m (3'9" x 5'6")

The guest w.c features a two piece suite, one frosted window to the rear, one wall-mounted light fitting.

| OPEN PLAN LIVING/DINING

6.46m x 7.56m (21'1" x 24'8")

The large living room is bright and spacious with a feature window to the front, one window to the side and another window overlooking the rear of the property. There is a high vaulted timber ceiling with solid wood beams, a feature stone wall, a gas fireplace, solid wooden flooring and solid wood stairs leads to the first floor.



| KITCHEN

3.62m x 3m (11'8" x 9'8")

The kitchen features solid oak fitted units at eye and floor level with worktop counter and tile splashback. The room has one large window overlooking the side and a PVC door allowing access to the rear. There is tile flooring and a glass serving/hatch area to the dining area.



| STUDY/HOME OFFICE/ BEDROOM 4

5.27m x 3.02m (17'2" x 9'9")

This spacious room has a number of different possible uses including a home office or a study, separate family/living room or TV/play room. One large window overlooks the front of the property and one window to the side, which fills the room with extensive natural light. There is plumbing here for a washing machine also.



| STAIRS AND LANDING

4.92m x 0.87m (16'1" x 2'8")

Open stairs from the main living area lead to the first floor. The open landing overlooks the living area, has access to the hot press and has built-in display cabinets. There is also access to a beautiful balcony area which offers spectacular views across the Lee Valley.



| BEDROOM 1

3.17m x 3.01m (10'4" x 9'8")

This double bedroom has one window to the rear, built-in wardrobe units, carpet flooring, one centre light fitting, one radiator and air vent.



| BEDROOM 2

2.63m x 2.74m (8'6" x 8'9")

This bedroom has one window to the rear, a built-in wardrobe unit, carpet flooring, one radiator and one centre light fitting.



| **BEDROOM 3**

3.61m x 3.47m (11'8" x 11'3")

This spacious double bedroom is dual aspect with one window to the rear and one to the front, which overlooks the balcony area and the views across the Lee Valley. The room has a carpet flooring, a double built-in wardrobe unit, one centre light fitting and one radiator.



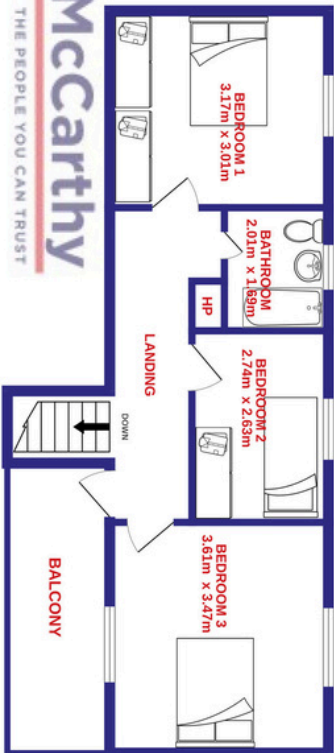
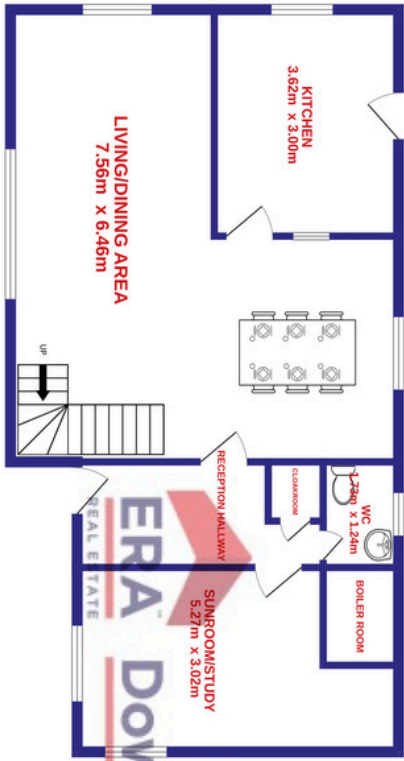
| **MAIN BATHROOM**

1.69m x 2.01m (5'5" x 6'5")

The main family bathroom features a four piece suite including an Mira electric shower fitted over the bath, one frosted window, vinyl flooring and one centre light fitting.



| FLOOR PLAN



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REAL ESTATE THE PEOPLE YOU CAN TRUST

| GARDENS AND EXTERIOR



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| DIRECTIONS

Please see Eircode T23 YX2R for directions.



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