



Downey McCarthy

...the people you can trust

16 Castlewood, Little Island, Cork



ERA Downey McCarthy are very pleased to present to the market this super four bedroom, end of terrace property, conveniently situated in the highly regarded residential development of Castlewood in Little Island. The property is adjacent to Eastgate Retail Park and Euro Business Park as well as being close to a host of local amenities including supermarkets, shops, restaurants and pharmacies and is within easy access to the N25 Motorway, the new Dunkettle Interchange and Jack Lynch Tunnel, with a short commute to Cork city centre, Mahon Point, South Link Road Network. This presents a great opportunity for prospective purchasers to acquire a fine home in excellent condition.



AMV: €295,000

BER C2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 116.85 Sq. M. / 1,258 Sq. Ft.
- Built in 2003
- BER C2
- Four spacious bedrooms
- Attractive décor throughout
- Off street parking
- Solid birch kitchen, newly fitted
- Newly tiled bathrooms
- All new flooring throughout
- Freshly painted and decorated
- Future development to the rear of the property potential subject to FPP
- Adjacent to Eastgate Retail Park and Euro Business Park
- Easy access to the N25 road network/Jack Lynch Tunnel
- Located on the 210 bus route
- 10 minutes' walk to the train station
- Walking distance to local amenities including supermarkets, shops, restaurants, pharmacy

| RECEPTION HALLWAY

6.28m x 1.8m (20'6" x 5'9")

A PVC door with a fan light window allows access to the bright and welcoming reception hallway. The hallway has one centre light piece, tiled flooring, one radiator behind a radiator cover, attractive décor and power points throughout.

| GUEST W.C

1.79m x 0.78m (5'8" x 2'5")

The guest w.c. has one frosted window to the side of the property, a two piece suite, floor and wall tiling and attractive décor.

| LIVING ROOM

5.9m x 3.22m (19'3" x 10'5")

The living room has one window overlooking the front of the property with a roller blind which allows extensive natural light to flow through the room. There is semi-solid wooden flooring, one radiator, one feature fireplace with a timber surround and an iron hearth, attractive décor and ample power points.



| KITCHEN/DINING ROOM

5.26m x 5.14m (17'2" x 16'8")

The kitchen/dining area has solid fitted units at eye and floor level with extensive worktop counter and tiled splashback. The kitchen has space for a washing machine, space for an oven, extractor fan, semi-solid wooden flooring, one radiator, display units, a stainless steel sink and one window overlooking the rear of the property. A sliding door allows access to the rear garden.



| STAIRS AND LANDING

4.69m x 2m (15'3" x 6'5")

The stairs and landing is carpeted throughout. At the top of the landing there is one centre light piece, one smoke alarm and a hot press with shelving for storage is accessed from here. Solid doors allow access to all rooms.

| BEDROOM 1

5.02m x 2.93m (16'4" x 9'6")

This spacious double bedroom has one window overlooking the front of the property, one centre light piece, carpet flooring, attractive décor, solid fitted units for storage, one radiator, ample power points and a door allowing access to the en suite.



| EN SUITE

0.82m x 3.06m (2'6" x 10'0")

The ensuite features a three piece suite including a fitted Mira Elite 2 Power electric shower, tiled flooring, attractive décor, extractor fan, one wall-mounted light piece and one centre light piece.

| BEDROOM 2

3.56m x 3.08m (11'6" x 10'1")

This double bedroom has one window to the rear of the property, attractive décor, one centre light piece, solid fitted units for storage, carpet flooring, one radiator and power points.



| BEDROOM 3

3.24m x 2.13m (10'6" x 6'9")

This bedroom has one window overlooking the rear garden, one centre light piece, carpet flooring and one radiator.



| **BEDROOM 4**

3.45m x 2.53m (11'3" x 8'3")

This bedroom has one window to the front of the property, one centre light piece, carpet flooring and one radiator. This room could also be utilised as a home office space.

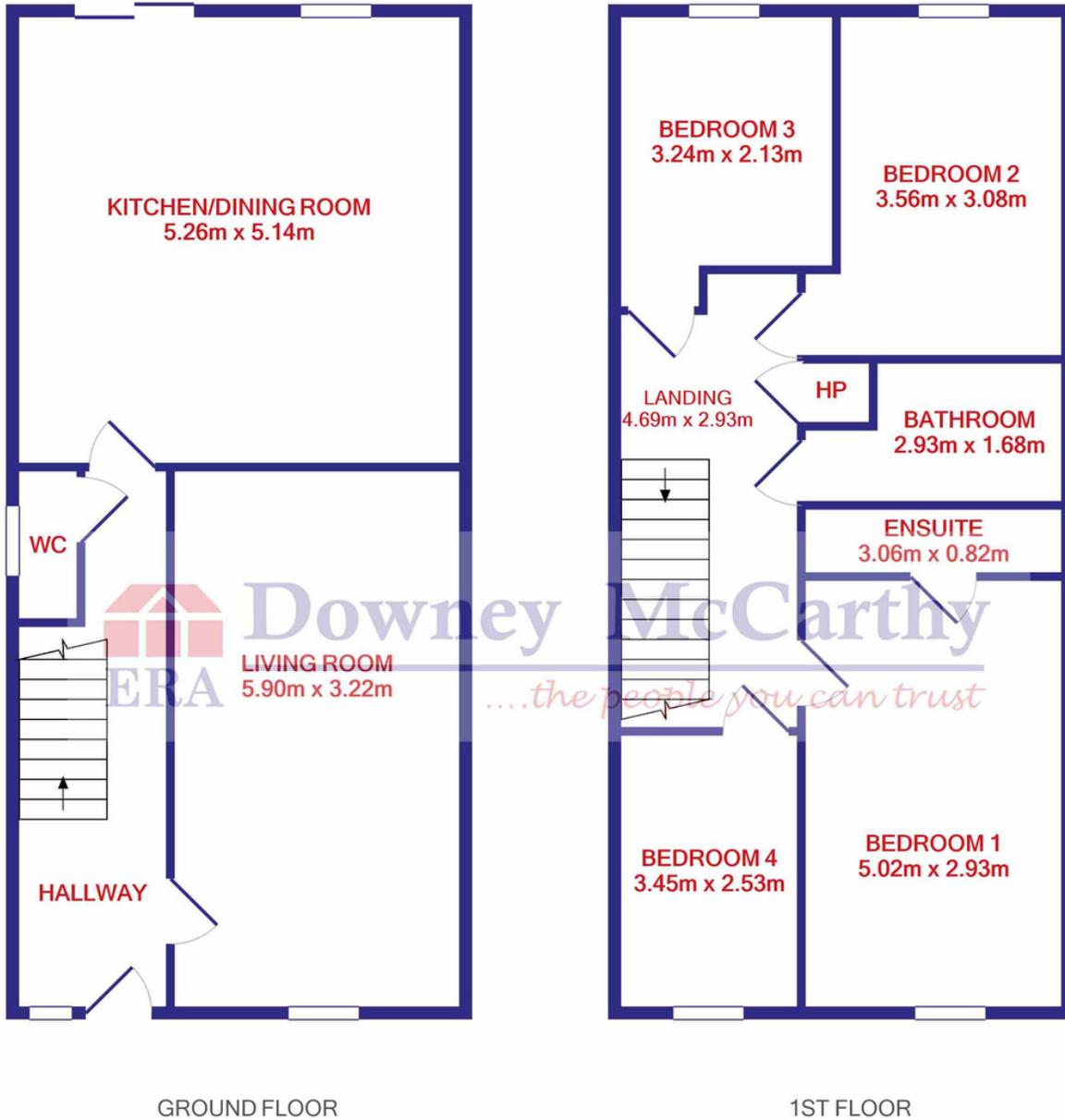


| **MAIN BATHROOM**

1.68m x 2.93m (5'5" x 9'6")

The main family bathroom features a four piece suite including a Mira Elite SE electric shower fitted over the bath. The bathroom has floor and wall tiling, one centre light piece and one radiator.

| FLOOR PLAN

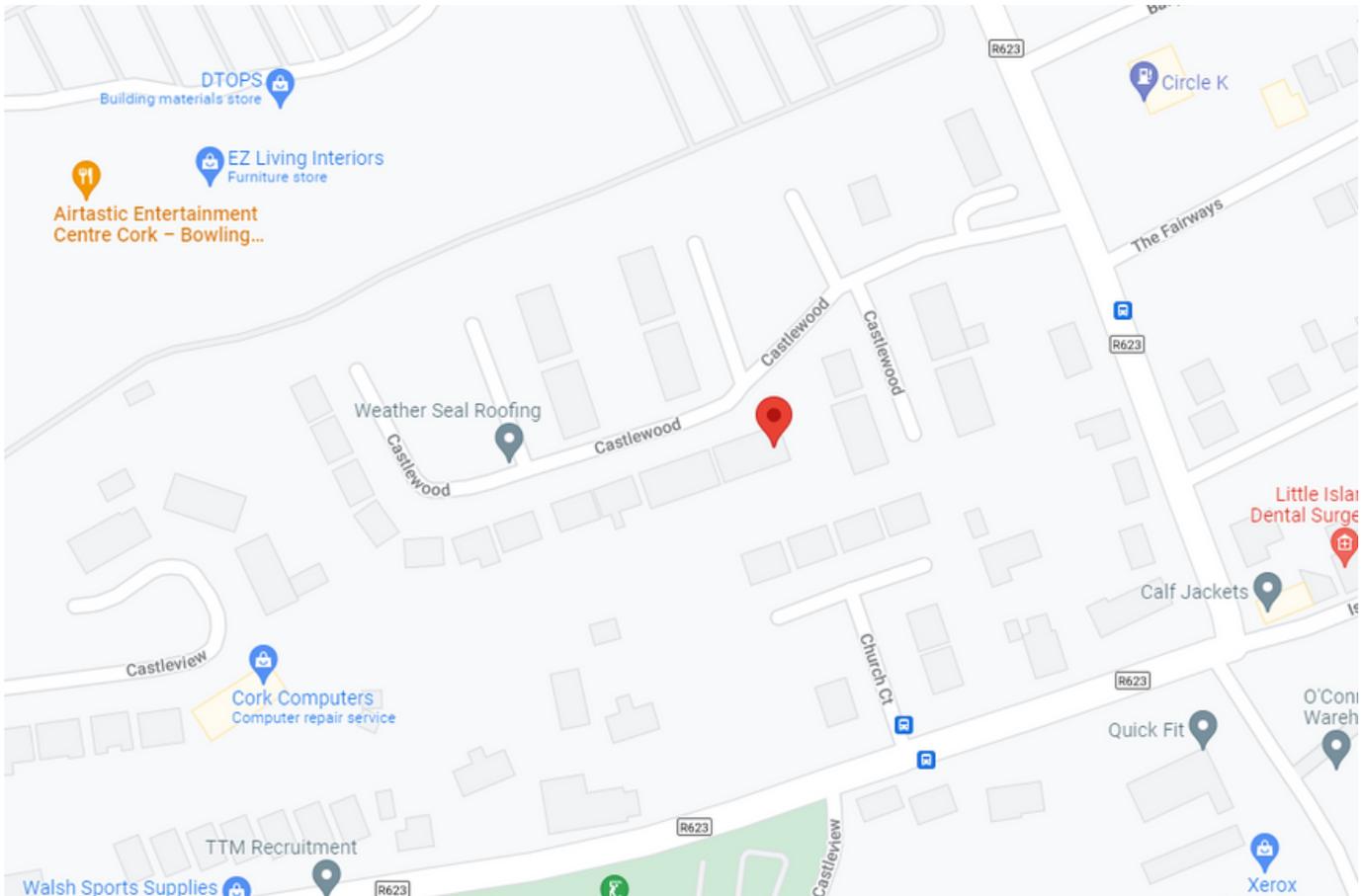


TOTAL APPROX. FLOOR AREA 116.9 SQ.M. (1258 SQ.FT.)

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 T45 A213 for directions.



| ALL ENQUIRIES TO:

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