

## 15 Cois na Farraige, Whitegate, Cork P25 DX49 **BER C2**



ERA Downey McCarthy are delighted to present to the market this stylish three bedroom semi detached property situated in a quiet cul de sac. Accommodation consists of reception hallway, guest w.c, living room and open plan kitchen/dining room on the ground floor. Upstairs has three spacious bedroom, en-suite and family bathroom. The property benefits from a large side access. Viewing highly recommended.



**AMV €160,000**

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 4.3m x 1.88m
- Guest W.C
- Living Room 5.3m x 2.4m

The hallway has tile flooring, one radiator, two light fittings and extensive storage space under the stairs.

The guest W.C has a two piece suite, tile flooring, one radiator, one centre light piece and one frosted window overlooking the side of the property.

The living room has a laminate wooden floor and a large bay window overlooks the front of the property. Features include one radiator, a fireplace with with marble surround and one centre light piece.



- Kitchen/Dining Room 3.7m x 5.97m

The open plan kitchen/dining area has tile flooring throughout, one window overlooks the rear of the property and sliding glass doors provide access to the rear garden.

The kitchen has fitted wooden units at eye and floor level, an extensive worktop counter with tile splash back. Features includes an oven with extractor fan overhead, one light fitting, space for a washer/drier, stainless steel sink, gas boiler and three double plug power points.

The dining area has ample space for a dining table, one light fitting, one radiator, television point and two double plug power points.



- Stairs and landing 1.5m x 3.4m

The stairs and landing are fully carpeted. The landing has one window to the side of the property which provides the area with natural daylight. Features include a double plug power point and the hot press is accessed off the landing and is fully shelved for storage.

- Bedroom 1 3.47m x 3.9m

The main bedroom has one bay window overlooking the front of the property, timber flooring, one centre light piece, one radiator and built-in wardrobes. The room has a thermostat control for the heating, three power points and a telephone point. An en-suite bathroom is accessed off the main bedroom.



- En-Suite

The en-suite has a three piece suite with a Triton T90z electric shower enclosed in a shower cubicle, one W.C and one wash hand basin. Features include one light fitting, one radiator, extractor fan, vanity mirror with a light overhead and a frosted window overlooking the front of the property.

- Bedroom 2 2.9m x 3.4m

A double bedroom with one window overlooking the rear of the property. Features include wooden flooring, one radiator, one centre light piece, television point, two double plug power points and a built-in wardrobe.





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|-----------------|--------------|---|
| • Bedroom 3     | 2.95m x 2.3m | This room is located at the rear of the property. Features include wooden flooring, built-in wardrobe, one radiator, one centre light fitting, one phone point and one double plug power point.   |
| • Main Bathroom | 1.5m x 2.0m  | The main bathroom has a three piece suite with one W.C, one wash hand basin and one bath with tile surround. Other features include a vanity mirror with a light over head, one light fitting, tile flooring, extractor and one radiator. |

## Features

- Approx. 1,128 sq.ft. (104.8 sqm)
- Large rear garden
- Modern construction
- Gas fired central heating
- Double glazed windows

## Directions

Please see Eircode P25 DX49 for directions.

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