

## 21 The Crescent, Priory Court, Watergrasshill, Cork

**BER** C3



**Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this superbly presented three bedroom end townhouse which benefits greatly from its positioning within a quiet cul de sac within the much acclaimed development of Priory Court Watergrasshill.**



**€225,000**

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 5.05m x 1.82m

An open porch allows access to a teak door with glass centre and side paneling.

This spacious reception hallway offers attractive décor and high quality laminate timber flooring. The area has one centre light piece, one smoke alarm, one radiator, three power points, two phone points and one thermostat control for the heating. A door off the hallway allows access to the guest W.C.

- Guest W.C

The guest w.c has a two piece suite with attractive feature wallpaper. There is tile flooring, a tile splash back, one centre light piece and one extractor fan.

- Living Room 4.22m x 3.47m

A bright main living room offers magnificent décor throughout to includes high quality oak timber flooring. The room has one window to the front of the property that includes a curtain rail, curtains and roller blind and a feature open fireplace with an oak timber surround and a granite hearth. There is decorative coving surrounding the ceiling, one centre light piece, five power points, one radiator and one television point.



- Kitchen/Dining 4.16m x 5.39m

This magnificent open plan kitchen/dining area offers modern fitted units at eye and floor level in an L-shape with an extensive worktop counter and tile splash back. The kitchen includes plumbing for a washing machine, dishwasher, space for a cooker and an integrated extractor hood and fridge freezer. The room has tile flooring, two centre light piece, one large radiator, fourteen power points and one television point. A sliding door allows access to the rear garden and a also window overlooks the rear of the property.



- Stairs and landing

The stairs and landing have been fitted with a carpet flooring. At the top of the landing there is one centre light piece, access to the attic, one power point and a smoke alarm. A hot press is also accessed from the landing which is shelved for storage.

- Bedroom 1                      3.51m x 3.26m

This spacious double bedroom has one window to the rear of the property which includes a curtain rail and curtains. The room has attractive neutral décor with laminate timber flooring and an impressive built-in unit from floor to ceiling. There is one centre light piece, one large radiator, four power points and one thermostat control for the heating. A door from the room allows access to an en suite bathroom.



- En Suite

The en suite bathroom offers a two piece suite with a corner shower area. The area has impressive tiling from floor to ceiling, one centre light piece, one extractor fan and one window to the side of the property. Other features include one radiator, extensive storage under the sink and a wall mounted vanity area with integrated storage.

- Bedroom 2                      4.13m x 2.98m

This large double bedroom has one window to the front of the property which includes a curtain rail and curtains. The room has attractive décor which includes high quality laminate timber flooring and built-in units from floor to ceiling. Features include four power points, one radiator and one centre light piece.

- Bedroom 3                      2.81m x 2.34m

This large single room has one window to the front of the property that includes a curtain rail and curtains. The room has attractive décor, laminate timber flooring

and an impressive built-in storage unit. There is one centre light piece, two power points and one radiator.

- Family bathroom 2.39m x 2.04m

The family bathroom has been recently renovated and offer a modern finish. The room features a three piece suite with a Mira Elite ST shower fitted over the bath. The area has an integrated storage under the sink, a stainless steel heated towel rail and a wall mounted mirror with integrated lighting. There is one window to the rear of the property and one centre light piece.

## Features

- BER C3
- Built in 2003
- Approx. 1,000 Sq Ft
- Superbly positioned within a quiet cul de sac which fronts onto a large green area
- South facing rear garden
- Gas fired central heating
- Double glazed windows
- Modern fitted kitchen
- Newly tiled bathroom and en suite
- Superb solid oak timber flooring
- Immediate access to the M8 Motorway
- Easy commute to Cork city centre, Mahon Point & Little Island

## Directions

Please use the Eircode T56V622 for directions or refer to the exact location of the property in the attached map.



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