

14 Courtwood, Garryduff, Rochestown, Cork



ERA Downey McCarthy Auctioneers are delighted to launch to the market this exceptionally well presented 4 bedroom detached property situated within the exclusive development of Courtwood, Garryduff, Rochestown, Cork. With over 2,700 Sq. ft this modern family home offers the lot-spacious living accommodation, 4 large bedrooms, modern internal finishes and luxurious decor all set around one of Cork's finest residential locations.



AMV €630,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 4.55m x 2.85m

An open porch with recess spot lighting allows access to a Scandinavian pine door with glass centre and side panelling which in turn allows access to the reception hallway.

The reception hallway has magnificent décor which includes high quality tile flooring, recess spot lighting and two wall mounted light pieces. There is one smoke alarm, an alarm control point, two power points, one centre vacuum point and a doorway off the area allows access to a guest w.c.

- W.C

The guest toilet offers a two piece suite, tile flooring, partially tiled walls, one extractor fan and one centre light piece.

- Living Room 4.6m x 4.05m

A superb main living room has an angled window to the front of the property which offers dual aspect. The room has recess spot lighting, carpet flooring, one smoke alarm, surround sound, ten power points, two phone points, one tv point and double doors allows access to a family room.



- Family Room 4.05m x 4.05m

This room has one window to the side of the property. The room has recess spot lighting, carpet flooring, one radiator, one wall mounted light piece, six power points and one tv point. Double doors allows access to kitchen/dining.

- Kitchen/Dining 4.05m x 3.95m

The kitchen/dining which can be accessed off the hallway or directly from the family room features superb modern fitted units at eye and floor area in an L-shape with an integrated breakfast counter with storage. The kitchen includes an integrated double oven, hob, extractor fan, dishwasher, fridge and freezer. There are twelve power points, recess spot lighting, one centre vacuum point and double doors with side windows allow access to the rear garden.



- **Utility Room**
Located off the kitchen the utility has fitted storage units at eye and floor level with a worktop and tiled splash back. There is plumbing for a washing machine, space for a dryer, tile flooring, one extractor fan and six power points. A door with glass panelling allows access to the rear garden.
- **Study**
Located at the front of the property the room can serve a multitude of uses either as a fifth bedroom or as a office or family room. The room has carpet flooring, recess spot lighting, mains operated smoke and carbon monoxide alarm, six power points and telephone points.
- **Stairs and landing**
The stairs and landing has a feature window which floods the areas with natural light. The landing has recess spot lighting, carpet flooring, one radiator, two power points, two central vacuum points and a walk in storage room with carpet flooring and radiator.
- **Bedroom 1** 4.7m x 4.05m
This spacious bedroom has two windows to the front of the property. The room has an impressive walk in wardrobe with built in storage units, carpet flooring and recess spot lighting. There is one radiator, one smoke alarm, one thermostat control for the heating, six power points, one phone point and one tv point.



- **En-Suite** 1.8m x 1.8m
The En-suite bathroom features a two piece suite with a corner shower area. The room has impressive tiling throughout, one centre light piece, one wall mounted light piece, one heated towel rail, one extractor fan and one window to the side of the property.
- **Bedroom 2** 4.4m x 4.05m
This superb bedroom has one window to the rear of the property. The room an impressive walk in wardrobe with built in units, carpet flooring and recess spot lighting. There is one radiator, one smoke alarm, six power points, one phone point and one tv point.
- **En-Suite** 1.8m x 1.8m
The En-suite bathroom features a two piece suite with a corner shower area. The room has impressive tiling throughout, one centre light piece, one wall mounted light piece, one heated towel rail, one extractor fan and one window to the side of the property.
- **Bedroom 3** 3.6m x 3.25m
This double bedroom has one window to the rear of the property. The room has carpet flooring, built in units, recess spot lighting, one radiator, one smoke alarm, six power points, one phone point and one tv point.

