

## 14 Courtwood, Garryduff, Rochestown, Cork ERB



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, Garyduff, Rochestown, Cork. With over 2,700 Sq. ft this modern family home offers the lotspacious living accommodation, 4 large bedrooms, modern internal finishes and luxurious decor all set around one of Corks finest residential locations.



AMV €630,000 PSRA Licence No. 002584



## Accommodation

4.55m x 2.85m An open porch with recess spot lighting allows access to a **Reception Hallway** 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. The guest toilet offers a two piece suite, tile flooring, partially W.C tiled walls, one extractor fan and one centre light piece. 4.6m x 4.05m Living Room 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.

4.05m x 4.05m This room has one window to the side of the property. The Family Room point. Double doors allows access to kitchen/dining.

Kitchen/Dining

4.05m x 3.95m

room has recess spot lighting, carpet flooring, one radiator, one wall mounted light piece, six power points and one tv

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.

> 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.

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.

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. 1.8m x 1.8m The En-suite bathroom features a two piece suite with a En-Suite 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. 3.6m x 3.25m This double bedroom has one window to the rear of the Bedroom 3 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.

Bedroom 1

Study

Stairs and landing

4.7m x 4.05m

• Bedroom 4	2.85m x 2.35m	This spacious bedroom has one window to the front of the property. The room has carpet flooring, built in units, one centre light piece, one radiator, one smoke alarm, four power points, one phone point and one tv point.
Bathroom	3.15m x 2.7m	The family bathroom features a four piece suite with a double shower area. The room is fully tiled, has one centre light piece, recess spot lighting, one extractor fan, one window to the rear of the property and a heated towel rail.
• Attic		A full stair case from the first floor landing allows access to the attic conversion. This landing area has carpet flooring and two centre light pieces.
		This open plan room has two velux windows, two centre light pieces and carpet flooring. There are four power points, one phone point, one tv point and walk in storage area into the eves of the roof.

## Features

- Approx. 2,716 Sq. Ft. (252.32 sqm)
- B3 BER Rating
- Built in 2009
- Covered by Global Home Warranties until May 2028
- Cobble paved rear patio area
- Underfloor heating on ground floor
- Large feature glazing in selected areas
- Light filled stairwells

## **Directions**

Please see Eircode T12 PXF5 for directions.



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