



Downey McCarthy

...the people you can trust

29 Summerstown Drive, Wilton, Cork



ERA Downey McCarthy are very pleased to launch to the market this immaculately presented and recently extended, three bedroom semi detached property, which has been completely renovated and modernised, and now comes to the market in turnkey condition. Ideally located only a short stroll from the Cork University Hospital, this property allows you to enjoy an array of amenities including Wilton Shopping Centre, bars, restaurants, cafes and more. 29 Summerstown Drive is now a 'brand new' house that will appeal to many home buyers given its bright and light-filled living accommodation, open plan layout, superb condition and ultra convenient location. A must see to fully appreciate what this home has to offer.



AMV: €465,000

BER B1

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 121.72 Sq. M. / 1,310 Sq. Ft.
- Original house was built in 1960's
- Completely renovated in recent years
- BER B1
- Turnkey condition
- Newly fitted flooring throughout
- Newly fitted doors and architraves
- Bright and light filled living accommodation
- Three bedrooms upstairs
- Two bathrooms
- Attractive neutral décor throughout
- South/West facing rear aspect
- Sought after location
- Walking distance to Wilton Shopping Centre, CUH/ CUMH
- Off street parking for up to 3 vehicles
- Large (1.5 meter) side entrance to the house with locked security door
- Ideal family home or investment opportunity
- Newly fitted gas boiler - 2022
- Completely rewired and replumbed
- Underfloor heating on the ground floor
- External walls insulated
- Original house was underpinned
- All new drains installed
- All rooms wired for internet and television points
- Smoke Alarm fitted to all rooms
- New House Alarm fitted
- Virgin Broadband connected

| PORCH

1.78m x 2.24m (5'8" x 7'3")

A PVC door with glass panelling allows access to the porch area which has beautiful parquet flooring, neutral décor, recessed spot lighting, smoke alarm, alarm control point and an open archway allowing access to the main reception hallway.

| RECEPTION HALLWAY

3.72m x 2.09m (12'2" x 6'8")

The hallway has newly fitted semi-solid wooden flooring, neutral décor, recessed spot lighting, a smoke alarm and a door with frosted glass panelling allows access to the guest bathroom.

| GUEST BATHROOM

2.48m x 2.28m (8'1" x 7'4")

The guest bathroom features a three piece suite including a fantastic shower cubicle which incorporates a large power shower off the mains, newly tiled flooring, partly tiled walls, neutral décor, one frosted window overlooking the side of the property, a wall-mounted mirror with light insert and storage space.



| LIVING ROOM

7.72m x 3.85m (25'3" x 12'6")

This large spacious room has one large window overlooking the front of property, recessed spot lighting, a brand new electric feature fireplace, one television point, high quality semi-solid wooden flooring and an open archway allows access into the kitchen/dining room.



| KITCHEN

3.88m x 5.62m (12'7" x 18'4")

This spectacular kitchen/dining area is flooded with natural light owing to a large Velux window in the high vaulted ceiling, one window to the side of the property plus the large, panelled windows and double glass doors at the rear of the property. The kitchen has solid fitted units at eye and floor level with extensive worktop counter and splashback. There is a fitted sink, oven, hob, and extractor fan, a dishwasher, a large American style fridge freezer, plenty of storage space, one radiator, semi-solid wooden flooring, one centre light piece, one television point and recessed spot lighting throughout. A door from the kitchen allows access to the utility room.



| UTILITY ROOM

2.8m x 2.05m (9'1" x 6'7")

A newly fitted utility room has semi-solid wooden flooring, one window to the side of the property, marble effect laminate worktop counter, stainless steel sink, a washer/dryer, storage space and the newly fitted gas boiler is housed within this room.



| STAIRS AND LANDING

2.58m x 2.29m (8'4" x 7'5")

The stairs are carpeted. At the top of landing there is laminate flooring, neutral décor, one centre light piece, a smoke alarm and one window to the side of the property. Solid doors lead to all rooms.



| BEDROOM 1

4.04m x 3.63m (13'2" x 11'9")

Located to the rear of the property, this large double bedroom has one large window overlooking the rear garden, laminate flooring, one centre light piece, one smoke alarm, built-in wardrobe for storage, one radiator and one wash hand basin with storage unit.



| BEDROOM 2

3.8m x 3.5m (12'4" x 11'4")

This spacious double bedroom has one window overlooking the front of the property, laminate flooring, neutral décor, centre light piece, radiator and large wardrobe units ideal for storage.



| BEDROOM 3

2.86m x 2.53m (9'3" x 8'3")

A spacious single room has one window overlooking the front of the property, laminate flooring, neutral décor, one centre light piece, smoke alarm, radiator and wardrobe units ideal for storage.



| BATHROOM

2.63m x 2.25m (8'6" x 7'3")

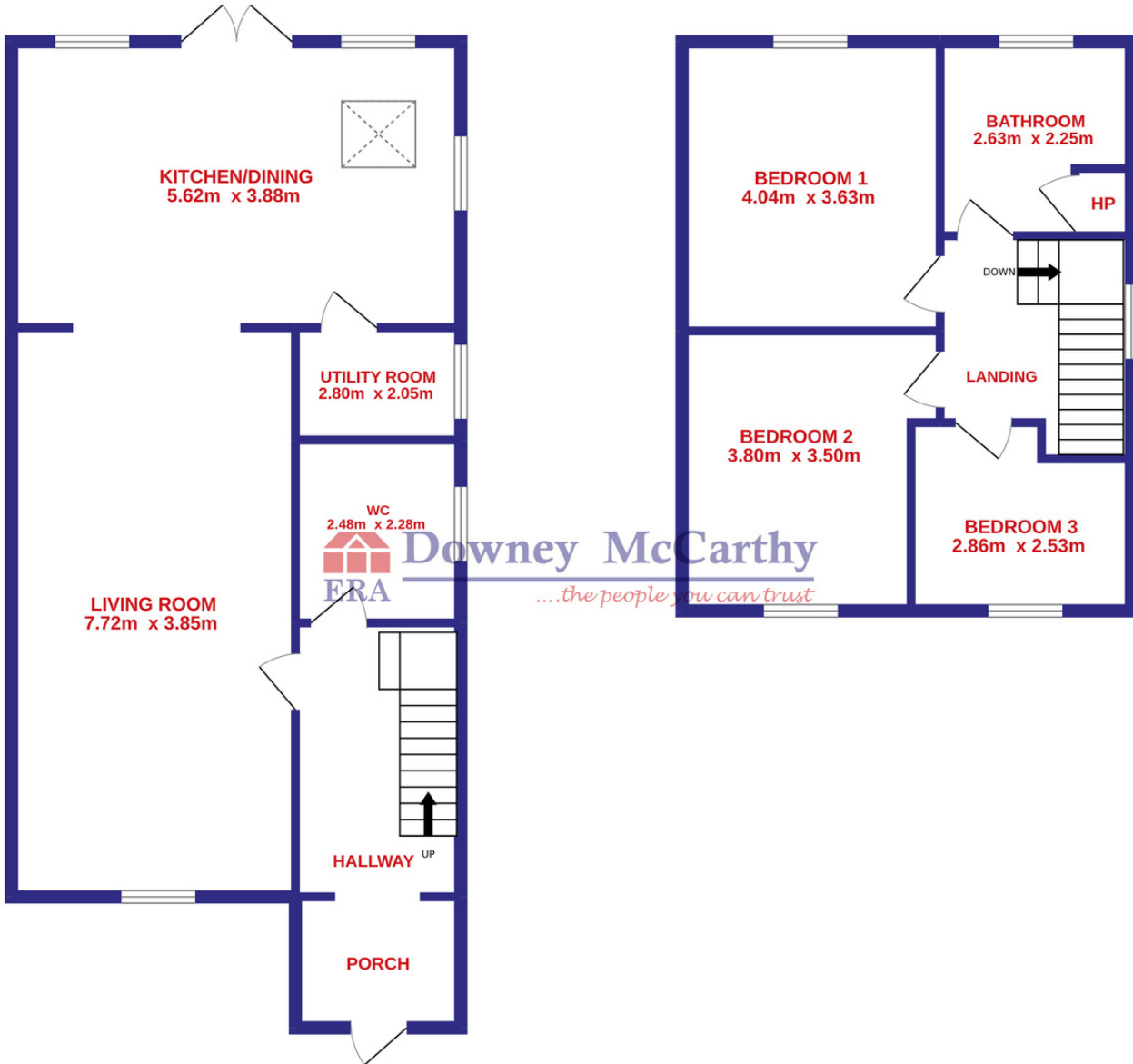
A superb and modern main bathroom features a four piece suite including a shower fitted over the bath. There is recessed spot lighting, newly tiled flooring, tiled walls, attractive neutral décor, one frosted window overlooking the rear of the property, a large wall-mounted mirror with light insert and heated glass, heated towel rail, radiator, access to the hot press which has shelving and a radiator fitted, and storage space.



FLOOR PLAN

GROUND FLOOR

1ST FLOOR



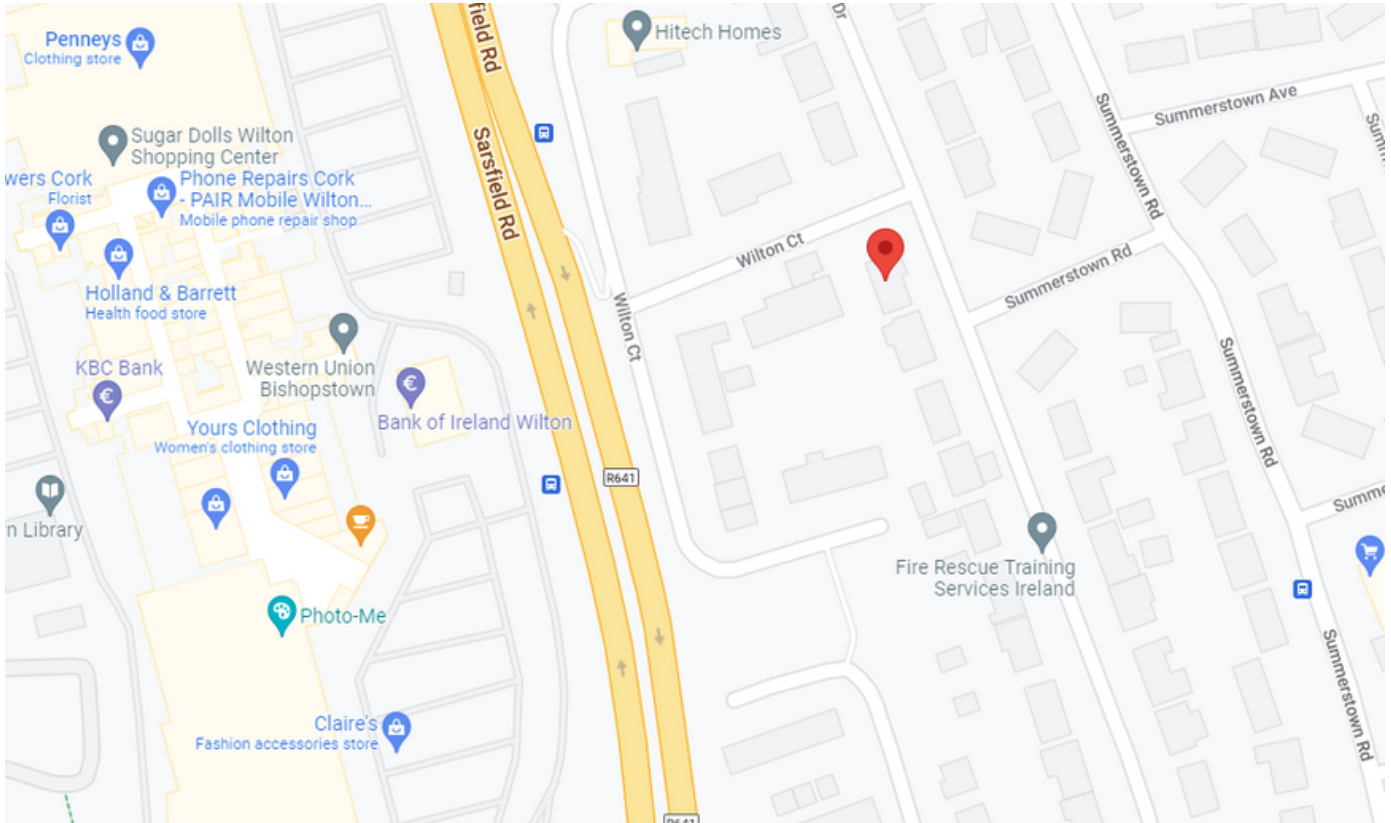
TOTAL FLOOR AREA : 121.7 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2022

Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.

| DIRECTIONS

Please see Eircode T12 E9TA for directions.



| ALL ENQUIRIES TO:

Michael Downey B.Comm, MIPAV, QFA
087 7777117
michael@eracork.ie



 **Downey McCarthy**
...the people you can trust



Caroline Downey BA, MSc, MIPAV MMCEPI
083 0255433
caroline@eracork.ie



 **Downey McCarthy**
...the people you can trust



Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.