

## 3 Cottage Court, Clash Road, Little Island, Cork



ERA Downey McCarthy Auctioneers are delighted to offer to the market this beautifully presented three bedroom end of terrace property, situated in the private and mature residential area of Cottage Court, Little Island. The property benefits from attractive finishes, high quality fixtures and fittings, and its location close to Eastgate Retail Park and Euro Business Park as well as being close to a host of local amenities and the N25 road network. Viewing comes highly recommended to appreciate what this fine home has to offer.

Accommodation consists of reception hallway, guest w.c, open plan kitchen/dining area, and main living room on the ground floor. Upstairs the property offers three spacious bedrooms, an en suite bathroom, and the main family bathroom.

**AMV: €345,000**

**BER B1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Beautifully presented family home in a private setting
- Approx. 105.23 Sq. M. / 1,133 Sq. Ft.
- Built in 2005
- BER B1 – Qualifying the property for Green Mortgage Interest Rates
- Gas fired central heating
- Triple glazed PVC windows
- Solar panels
- Attractive décor throughout
- Superb and beautifully maintained rear garden
- Off street parking and EV charger
- Easy access to the N25 road network
- Walking distance to local amenities including train station, creche, supermarkets, shops, restaurants, pharmacy

## | RECEPTION HALLWAY

3.92m x 2.15m (12'8" x 7'0")

A bright and welcoming reception hallway features impressive marble effect tile flooring, solid oak architrave and skirting boards, and attractive neutral décor throughout. The area has recessed spot lighting, one radiator, under stair storage, and one smoke detector.



## | GUEST W.C

1.45m x 0.93m (4'7" x 3'0")

The guest w.c features a two piece suite, attractive matte marble effect tile flooring, one frosted window to the side of the property, one recessed spot light, vanity unit with storage, and neutral décor.



## | OPEN PLAN KITCHEN/DINING

4.4m x 6.54m (14'4" x 21'4")

The beautiful open plan kitchen/dining area features attractive décor, recessed spot lighting, and enjoys an abundance of natural light owing to the large window overlooking the rear garden, and French double glass doors allowing access to same.

The kitchen features fitted units at eye and floor level in a contemporary matte black colour scheme, complemented by stainless steel handles and solid oak worktops. The kitchen includes an integrated double oven, integrated dishwasher, induction hob with integrated extractor fan overhead, ceramic double Belfast sink, plumbing for a washing machine, space for a fridge freezer, and ample power points. A stainless steel-effect splashback is positioned between the worktops and overhead units.

The dining area features high grade laminate flooring, one feature vertical radiator, two power points, and a feature pendant light piece. Double doors from here allow access to the main living room.



## | LIVING ROOM

3.69m x 4.29m (12'1" x 14'0")

A superb main living room has one window to the front of the property, allowing extensive natural light to flood the area. The room has high grade laminate flooring, a beautiful feature fireplace with ivory and black granite surround, attractive décor, one radiator, one centre light piece, two wall-mounted light pieces, and six power points.



## | STAIRS AND LANDING

0.98m x 3.33m (3'2" x 10'9")

The stairs and landing are fitted with high quality carpet flooring throughout. The landing area has one centre light piece, one frosted window to the side, access to the hot press, access to the attic, and one smoke detector.



## | BEDROOM 1

3.02m x 3.65m (9'9" x 11'9")

A superb main bedroom has one Velux window to the rear, high grade laminate timber flooring, attractive décor, one centre light piece, one radiator, space for freestanding Sliderobe units, four power points, and a door allowing access to the en suite.



## | EN SUITE

3.02m x 0.87m (9'9" x 2'8")

The attractively presented en suite bathroom features a three piece suite including a corner shower cubicle incorporating a Mira Elite SE electric shower. The room has impressive floor and wall tiling, attractive colour scheme, a chrome towel rail, vanity unit, wall-mounted mirror with integrated LED lighting, and one frosted Velux window to the rear.



## | **BEDROOM 2**

4.17m x 3.17m (13'6" x 10'4")

Another spacious double has one window to the front of the property, carpet flooring, attractive neutral décor, one centre light piece, one radiator, space for freestanding Sliderobe units, and four power points.



## | **BEDROOM 3**

3.05m x 2.17m (10'0" x 7'1")

This bedroom has one window to the front of the property, carpet flooring, attractive neutral décor, one centre light piece, one radiator, space for freestanding wardrobe units, and four power points.



## | **FAMILY BATHROOM**

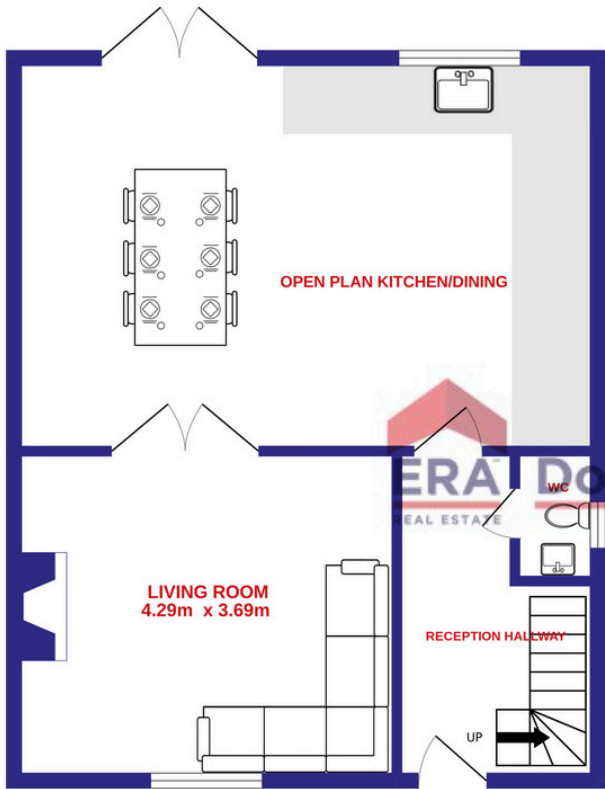
3.02m x 1.74m (9'9" x 5'7")

The beautifully appointed main family bathroom features a three piece suite including a corner shower cubicle incorporating a Mira Elite SE electric shower. The room has attractive floor and wall tiling, neutral décor, one frosted Velux window, one towel rail, one large vanity unit, and one centre light piece.

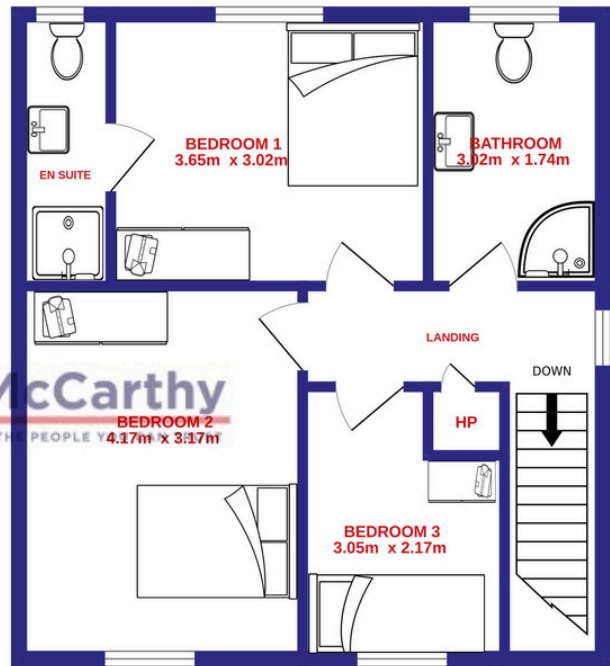


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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## | GARDENS AND EXTERIOR



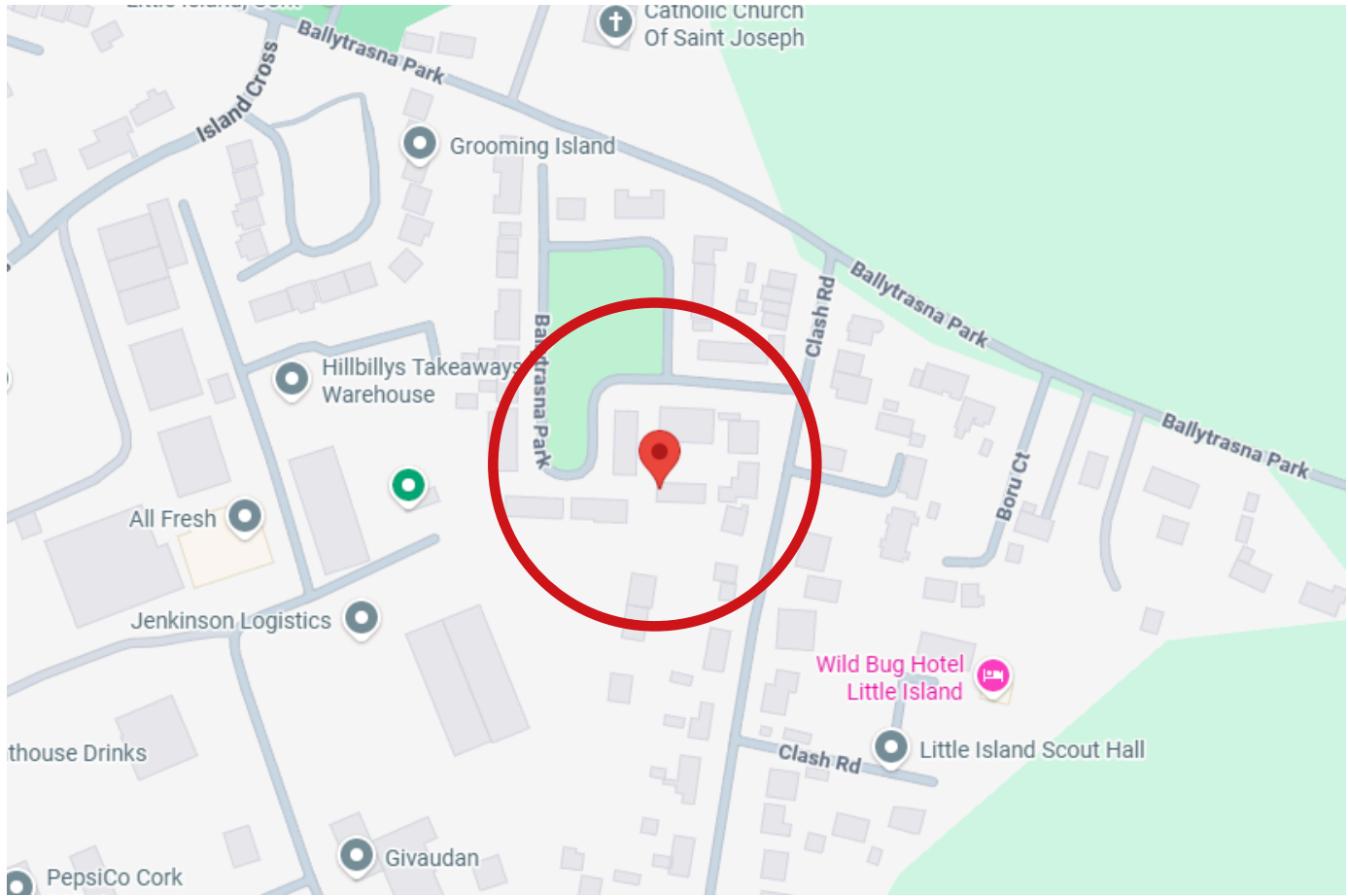
The front of the property has a private parking area which can accommodate off street parking for two vehicles, and an EV charger. The property also benefits from a spacious gravel area to the side which is maintenance free.

A secure side gate allows access to the rear.

The rear of the property boasts an attractively landscaped garden with mature trees and plants and integrated feature lighting. There is a superb limestone patio area located off the kitchen/dining space, a shed ideal for storage, and the area is bordered by steel panel fencing and block-built walls which offer a high degree of privacy.

## | DIRECTIONS

Please see Eircode T45 FE82 for directions.



## | ALL ENQUIRIES TO:

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