

37 Laburnum Avenue, Forest Hill, Carrigaline, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this magnificent and spacious five bedroom, detached home positioned on a prominent site overlooking a large green area and with the benefit of a sunny South-West facing rear aspect within the highly sought after Forest Hill development. The property which offers a unique design within the estate extends to approx. 2,416 sq. ft. of well laid out living and bedroom accommodation and will appeal to a whole host of buyers given its layout, spectacular condition and location. Viewing comes highly recommended to appreciate what this fine home has to offer.

Accommodation consists of reception hallway, guest w.c, living room, kitchen, dining room, sunroom, family room/home office and utility room on the ground floor. On the first floor the property offers three spacious double bedrooms, a large ensuite to Bedroom 1 and a family bathroom, while on the second floor there are two additional double bedrooms and a second bathroom.

AMV: €575,000



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PSRA No. 002584

| FEATURES

- Approx. 224.5 Sq. M. / 2,416 Sq. Ft.
- Built in 2013
- BER B2 (qualifying the property for a Green Mortgage Interest Rate) with potential to increase to A3
- Gas fired central heating
- Solar panels
- Spectacular internal finish
- High quality fitted kitchen with granite worktops and integrated appliances
- 9ft high ceilings on ground floor
- Five spacious double bedrooms
- South-West facing rear aspect
- Superb patio area located off the sunroom
- Overlooking a green area to the front
- Sought after location conveniently located close to all amenities and services in Carrigaline
- Walking distance to local schools
- Located on the 220 bus route
- Short drive to Ringaskiddy, Cork Airport, Cork city centre

| RECEPTION HALLWAY

4.41m x 2.02m (14'4" x 6'6")

A bright and spacious reception hallway has an attractive colour palette, high quality covings surrounding the 9ft high ceiling and timber flooring. There is one radiator, two power points and extensive under stair storage.



| GUEST W.C

1.06m x 1.85m (3'4" x 6'0")

The guest w.c features a two piece suite, impressive floor and wall tiling, one centre light piece, one extractor fan and one radiator.

| LIVING ROOM

7.06m x 3.61m (23'1" x 11'8")

A spectacular and spacious dual aspect living room flooded with natural light throughout the day offers a feature bay window to the front of the property including a curtain rail and curtains and one window to the side including a roller blind. The room has high quality timber flooring and impressive 9ft ceiling height with attractive covings surrounding. There is an open fireplace, two light pieces, two large radiators, ten power points, one television point and one telephone point. Double doors from the room allow access to the sunroom at the rear of the property.



| KITCHEN

4.4m x 3.5m (14'4" x 11'4")

The kitchen is finished with impressive, Italian lacquer high gloss fitted units at eye and floor level in a U-shape with accompanying granite worktops, tile flooring, recessed spot lighting, covings surrounding the ceiling and an integrated breakfast counter with storage. The kitchen includes a host of integrated appliances to include space for a double oven, hob, extractor fan, dishwasher, double stainless steel sinks and an American style fridge freezer. The room offers a large window to the side of the property with a venetian blind and fourteen power points. An open arch allows access to a spacious dining area.



| DINING ROOM

3.83m x 4.37m (12'5" x 14'3")

The dining room has a window to the rear of the property, a Velux window and a PVC door with glass panelling to the side. There is a continuation of the tile flooring from the kitchen, two large radiators, recessed spot lighting and eight power points. Oak double doors with glass panelling allow access from this area to the cosy sunroom.



| SUNROOM

3.83m x 4.96m (12'5" x 16'2")

This versatile room links the living area and dining space at the rear of the property. There is one window to the side of the property, and double glass doors allowing access to a superb patio area. The room has tile flooring, superb décor, covings surrounding the ceiling, one centre light piece, one large radiator, eight power points, two telephone point and one television point.



| UTILITY ROOM

1.71m x 2.01m (5'6" x 6'5")

Located off the kitchen, the utility room features tile flooring and an extensive array of built-in units at eye and floor level with a worktop counter in an L-shape. There is a stainless steel sink, plumbing for a washing machine, space for a dryer, six power points, one extractor fan and one radiator.

| FAMILY ROOM/LOUNGE/ HOME OFFICE

3.25m x 3.5m (10'6" x 11'4")

Located to the front of the property, this room could serve a multitude of uses and is currently in use as a home office/gym. The room has timber flooring, one window to the front of the property including a curtain rail and curtains, one centre light piece, covings surrounding the ceiling, one radiator, wall-mounted shelving and six power points.



| FIRST FLOOR STAIRS AND LANDING

The stairs to the first floor is fitted with carpet flooring. At the top of the landing there is a clever combination of carpet and laminate flooring. A window overlooking the front of the property floods the area with morning sun making most of the attractive colour combinations. The area has one large radiator, two power points, two light pieces and double doors allow access to a spacious linen area which is shelved for storage.

| BEDROOM 1

4.2m x 3.51m (13'7" x 11'5")

A magnificent main bedroom has one window to the front of the property including a roller blind and a curtain rail. The room has attractive décor, high quality timber flooring and impressive Sliderobe fitted units from floor to ceiling which add extensive storage space. There is one centre light piece, wall-mounted shelving, one radiator, six power points, one television point and one telephone point.



| ENSUITE

1.14m x 3.51m (3'7" x 11'5")

This superb ensuite bathroom features a three piece suite, including a large walk-in mains operated shower. The room has impressive tiling throughout, two sinks with integrated storage space and one window to the side of the property. There is one centre light piece, one radiator and one extractor fan.



| BEDROOM 2

3.44m x 3.63m (11'2" x 11'9")

A spacious double bedroom has one window to the rear of the property including a roller blind, a curtain rail and curtains. The room has high quality timber flooring, one centre light piece, one large radiator, six power points and wall-mounted shelving.



| BEDROOM 3

3.45m x 3.62m (11'3" x 11'8")

A large double bedroom has one window to the front of the property including a roller blind, a curtain rail and curtains. The room has high quality timber flooring, one centre light piece, one large radiator, six power points and wall-mounted shelving.



| BATHROOM

2.05m x 3.51m (6'7" x 11'5")

A magnificent family bathroom features a four piece suite and impressive tiling throughout. There is one window to the rear, one centre light piece, one wall-mounted light piece, one wall-mounted heater, an extractor fan, a wall-mounted toilet and a radiator.



| SECOND FLOOR STAIRS AND LANDING

The stairs to the second floor is fitted with carpet flooring. At the top of the landing there is carpet flooring, a Velux window, one centre light piece, a smoke alarm, one radiator and two power points.

| BEDROOM 4

4.23m x 3.62m (13'8" x 11'8")

This dual aspect room has one window to the side of the property including a roller blind and a Velux window to the rear with integrated blind. The room has laminate timber flooring, attractive décor, one centre light piece, one radiator, four power points and one television point.



| **BEDROOM 5**

4.22m x 2.7m (13'8" x 8'8")

This double bedroom has one Velux window to the rear, timber flooring, attractive décor, a fitted wardrobe, one centre light piece, one radiator and four power points.

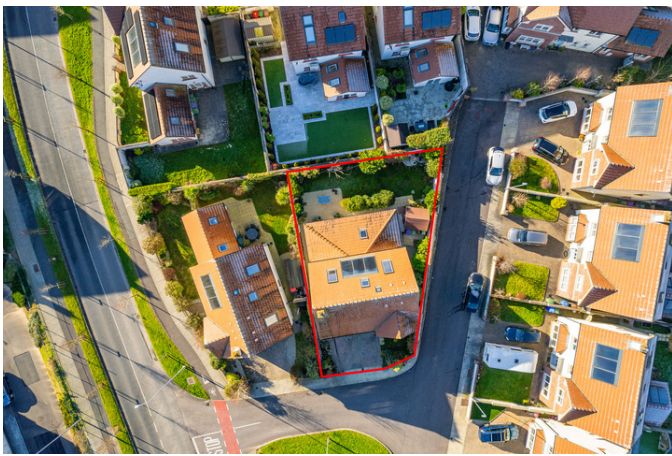


| **BATHROOM**

2.53m x 1.69m (8'3" x 5'5")

The second floor bathroom features a three piece suite including a corner shower area incorporating a Mira Elite ST electric shower. There is impressive tiling, one centre light piece, a Skytube allowing natural light into the room, one extractor fan and one radiator.

| GARDENS AND EXTERIOR

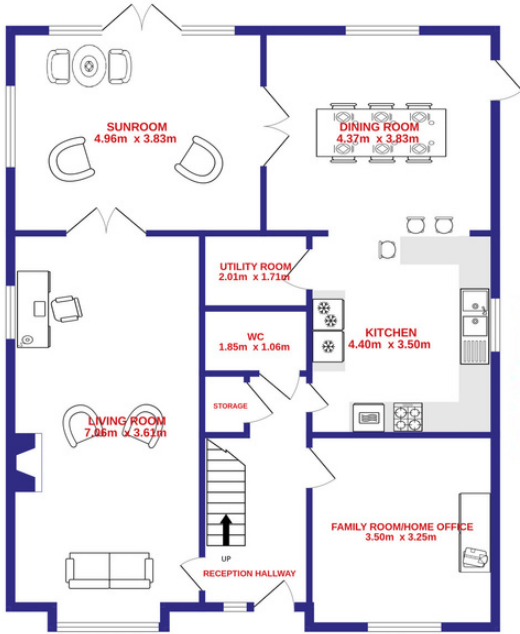


The front of the property is fully enclosed with a cobble lock driveway facilitating off street parking for two vehicles. The area is laid to lawn and features mature shrubs and plants throughout. The property has external lighting and secure gates allows access to the rear garden.

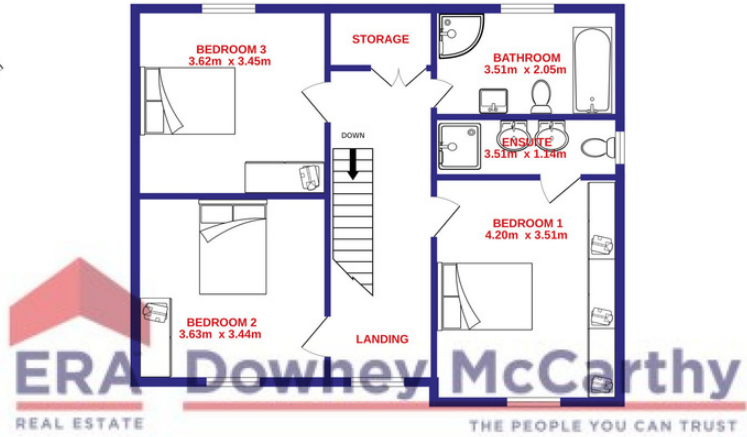
The private rear of the property boast a a sunny South-West facing aspect and a generous sized lawn which is fully enclosed with block built. There are mature shrubs and plants planted throughout and a magnificent patio area located directly off the sunroom. There are external power points, a Barna shed with power, external tap and external canopy over the side exit door.

FLOOR PLAN

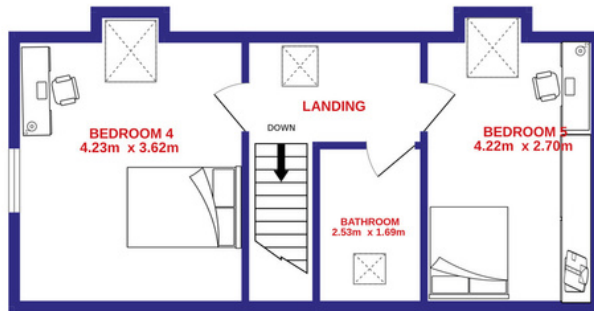
GROUND FLOOR



1ST FLOOR



2ND FLOOR



| DIRECTIONS

Please see Eircode P43 AA16 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy

THE PEOPLE YOU CAN TRUST

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