

1 The Aviary, Fota Island Resort, Fota, Cork



ERA Downey McCarthy are delighted to present to the market this superb, three bedroom end of terrace property which has been finished to a high standard throughout. The property is situated within an idyllic, sylvan location in Fota Island Resort, close to a host of amenities as well as being just a 20 minutes' drive to Cork city centre. The resort is also easily accessed via train with Fota train station close by.

Accommodation consists of reception hallway, guest w.c, living room and kitchen/dining area on the ground floor. Upstairs the property offers three double bedrooms, each with their own en suite bathroom.

AMV: €395,000

BER B3

60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Approx. 112.53 Sq. M. / 1,211 Sq. Ft.
- Built in 2005
- BER B3
- Gas fired central heating
- Double glazed windows
- Three bedrooms
- Three en suite bathrooms
- High quality finish throughout
- Superb location within Fota Island Resort which is adjacent to the Fota Island Golf Course
- Within walking distance to Fota Wildlife Park
- 20 minutes' drive to Cork city centre
- Easy access to N25 road network

| RECEPTION HALLWAY

3.72m x 2.34m (12'2" x 7'6")

A PVC door with glass centre panelling allows access to the main reception hallway. The hallway has tile flooring, neutral décor, one window to the side of the property, one radiator, one centre light piece.



| GUEST W.C

2.21m x 1.52m (7'2" x 4'9")

The guest w.c features a two piece suite, one frosted window to the rear of the property, neutral décor, floor and wall tiling, storage units, a heated towel rail and recessed spot lighting.



| LIVING ROOM

5.76m x 3.38m (18'8" x 11'0")

This spacious and bright main living room is dual aspect with one window to the front of the property and one window to the side. The room has timber flooring, recessed spot lighting, attractive neutral décor, a feature fireplace, one large radiator and power points.



| OPEN PLAN KITCHEN/DINING

5.76m x 4.39m (18'8" x 14'4")

This beautiful, light-filled kitchen/dining space has tile flooring and attractive neutral décor throughout. There is one window to the side, one window overlooking the rear and double doors allowing access to same. The kitchen has modern fitted units at eye and floor level in an L-shape with an extensive worktop counter, large island unit, a feature centre light piece, electric hob, integrated oven/hob, fridge freezer, dishwasher, and ample power points. There is access to a large walk-in storage area which houses the hot press and is shelved.



| STAIRS AND LANDING

3.88m x 1.98m (12'7" x 6'4")

The stairs and landing area has carpet flooring throughout. At the top of the landing there are two power points, one centre light piece, access to a hot press and a Stira staircase allowing access to the attic.



| BEDROOM 1

3.84m x 3.36m (12'5" x 11'0")

A beautiful and spacious double bedroom has laminate timber flooring, one large floor to ceiling window to the front of the property, attractive neutral décor, one radiator, one centre light piece, ample power points and a door allowing access to the ensuite.



| EN SUITE 1

2.29m x 1.78m (7'5" x 5'8")

The ensuite features a three piece suite including a large shower cubicle, impressive floor and wall tiling, one radiator, one frosted window to the side of the property, neutral décor and one centre light piece.



| BEDROOM 2

3.88m x 3.3m (12'7" x 10'8")

Another spacious double bedroom with one large window to the front of the property, carpet flooring, one centre light piece, recessed spot lighting, built-in storage units, one radiator and a door accessing an en suite.



| EN SUITE 2

1.64m x 1.77m (5'3" x 5'8")

This double bedroom has laminate timber flooring, one window to the rear of the property, one radiator, attractive décor, one centre light piece, power points and built-in storage.



| BEDROOM 3

3.59m x 3.05m (11'7" x 10'0")

This double bedroom is dual aspect with one window to the front of the property and one window to the side. The room features carpet flooring, one centre light piece, neutral décor, built-in storage units, power points and a door to the en suite.



| EN SUITE 3

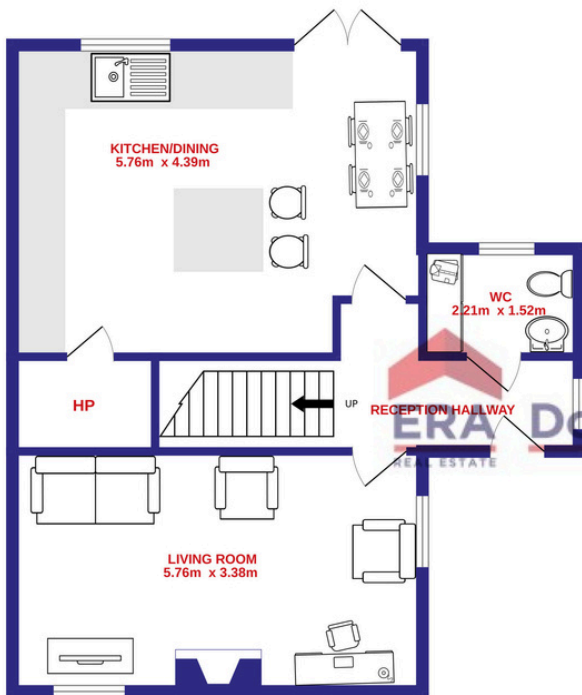
1.59m x 1.78m (5'2" x 5'8")

The en suite bathroom features a three piece suite including a corner shower cubicle, one frosted window to the rear, neutral décor, floor and wall tiling, recessed spot lighting.

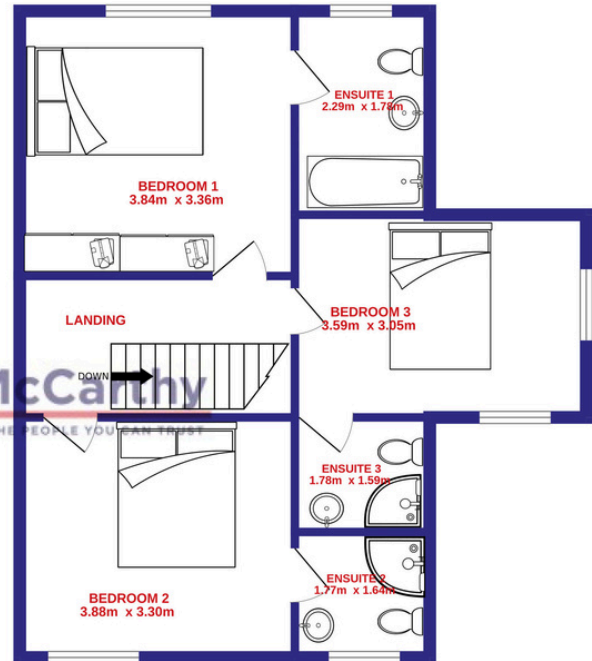


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



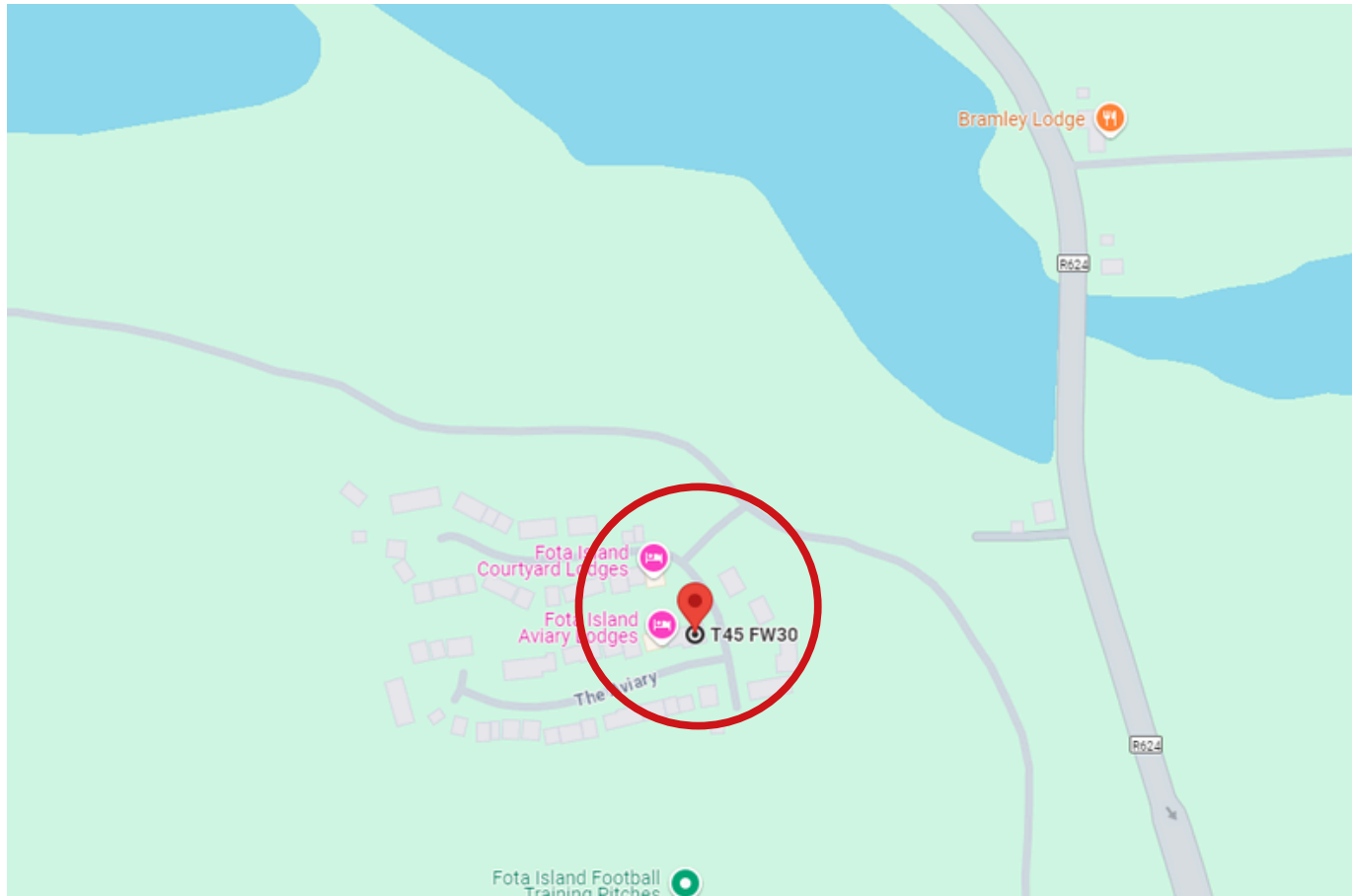
| GARDENS AND EXTERIOR



The rear of the property has patio area ideal for summer entertaining.

| DIRECTIONS

Please see Eircode T45 FW30 or directions.



| ALL ENQUIRIES TO:

Sean McCarthy
086 8385768
sean@eracork.ie



Judy O'Brien
083 0681921
judy@eracork.ie



Solicitor Details:

Michael O'Grady, MW Keller & Son Solicitors, 8 Gladstone Street, Co. Waterford

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.