

59 Woodhaven, Bishopstown, Cork



ERA Downey McCarthy are delighted to present to the market this superb three bedroom property, ideally located in Bishopstown, close to the N40 South Ring Road network and within walking distance of all amenities including CUH, Dunne's Stores and Wilton shopping centres, UCC, and MTU, shops, bars & restaurants, schools and various sports facilities.



AMV: €350,000

BER C3

60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Approx. 94.17 Sq. M. / 1,014 Sq. Ft.
- Built in the early 1990's approx.
- BER C3
- Three bedrooms
- Fully floored attic
- Enclosed large rear garden which is totally maintenance free
- Close to MTU, CUH, CUMH and Wilton Shopping Centre
- Close to all local amenities including shops, supermarkets, bars, restaurants
- Easy access to N40 road network
- Off street parking

| PORCH

0.58m x 1.63m (1'9" x 5'3")

A sliding door allows access into the porch area, with one centre light fitting, and a solid teak door with frosted side glass panelling allows access into the main reception hallway.

| RECEPTION HALLWAY

4.52m x 1.79m (14'8" x 5'8")

The hallway has high quality carpet flooring, an electrical service board, centre light fitting, radiator, smoke alarm, alarm control point, attractive neutral décor, some under stair storage space and a door accessing the guest w.c.



| GUEST W.C

1.67m x 0.81m (5'4" x 2'6")

The guest w.c features a two piece suite, tile flooring, centre light fitting, wall-mounted light fitting and neutral décor.



| LIVING ROOM

4.63m x 3.59m (15'1" x 11'7")

The spacious main living room has a large bay window to the front of the property, high quality timber flooring, one radiator, one centre light fitting, neutral décor, original feature fireplace and built-in storage units.



| FAMILY/DINING ROOM

4.04m x 3.6m (13'2" x 11'8")

This versatile room has sliding doors allowing access to the rear of the property, high quality timber flooring, one radiator, one centre light fitting and neutral décor.



| KITCHEN

4.65m x 2.19m (15'2" x 7'1")

The kitchen features solid fitted units at eye and floor level with an extensive worktop counter and tile splashback. The kitchen also includes an integrated oven/hob/extractor fan, plumbing for a washing machines, plumbing for a dishwasher, space for a dryer, space for a fridge freezer. Throughout the area there is tile flooring, recessed spot lighting, one centre light fitting, neutral décor, a door to the rear garden and one window overlooking same. The gas boiler is also housed within the kitchen and we also have access into the eaves of the attic in this extension, ideal for storage.



| STAIRS AND LANDING

3.07m x 1.98m (10'0" x 6'4")

The stairs and landing have carpet flooring throughout. At the top of the landing there is one centre light fitting, neutral décor, access to the hot press which is shelved for storage and a Stira staircase to the attic which is fully floored.



| BEDROOM 1

3.28m x 3.44m (10'7" x 11'2")

This spacious double bedroom has one window overlooking the rear of the property, timber flooring, centre light fitting, radiator, built-in units for storage and a door allowing access to the en suite.



| EN SUITE

0.87m x 2.49m (2'8" x 8'1")

The en suite bathroom features a three piece suite with a built-in shower cubicle incorporating a Mira Elite SE electric shower, floor and wall tiling, extractor fan, centre light fitting and a vanity unit with storage.



| BEDROOM 2

3.95m x 2.75m (12'9" x 9'0")

A double bedroom that has one window overlooking the front of the property, timber flooring, centre light fitting, radiator and a built-in unit for storage.



| BEDROOM 3

2.68m x 2.91m (8'7" x 9'5")

This large single bedroom has one window to the front of the property, carpet flooring, centre light fitting, radiator and a built-in unit for storage.



| MAIN BATHROOM

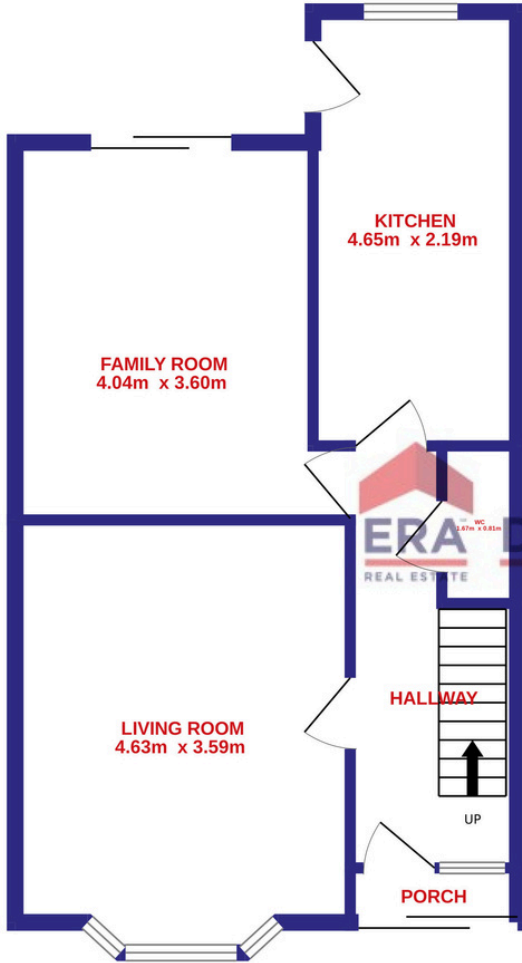
2.14m x 1.99m (7'0" x 6'5")

The main family bathroom features a four piece suite including a Triton shower fitted over the bath, floor and wall tiling, a frosted window to the rear, centre light fitting, and neutral décor

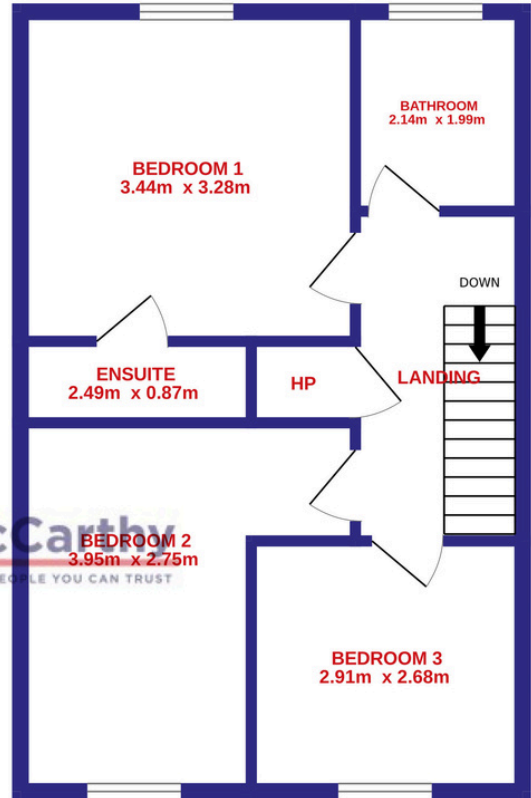


| FLOOR PLAN

GROUND FLOOR



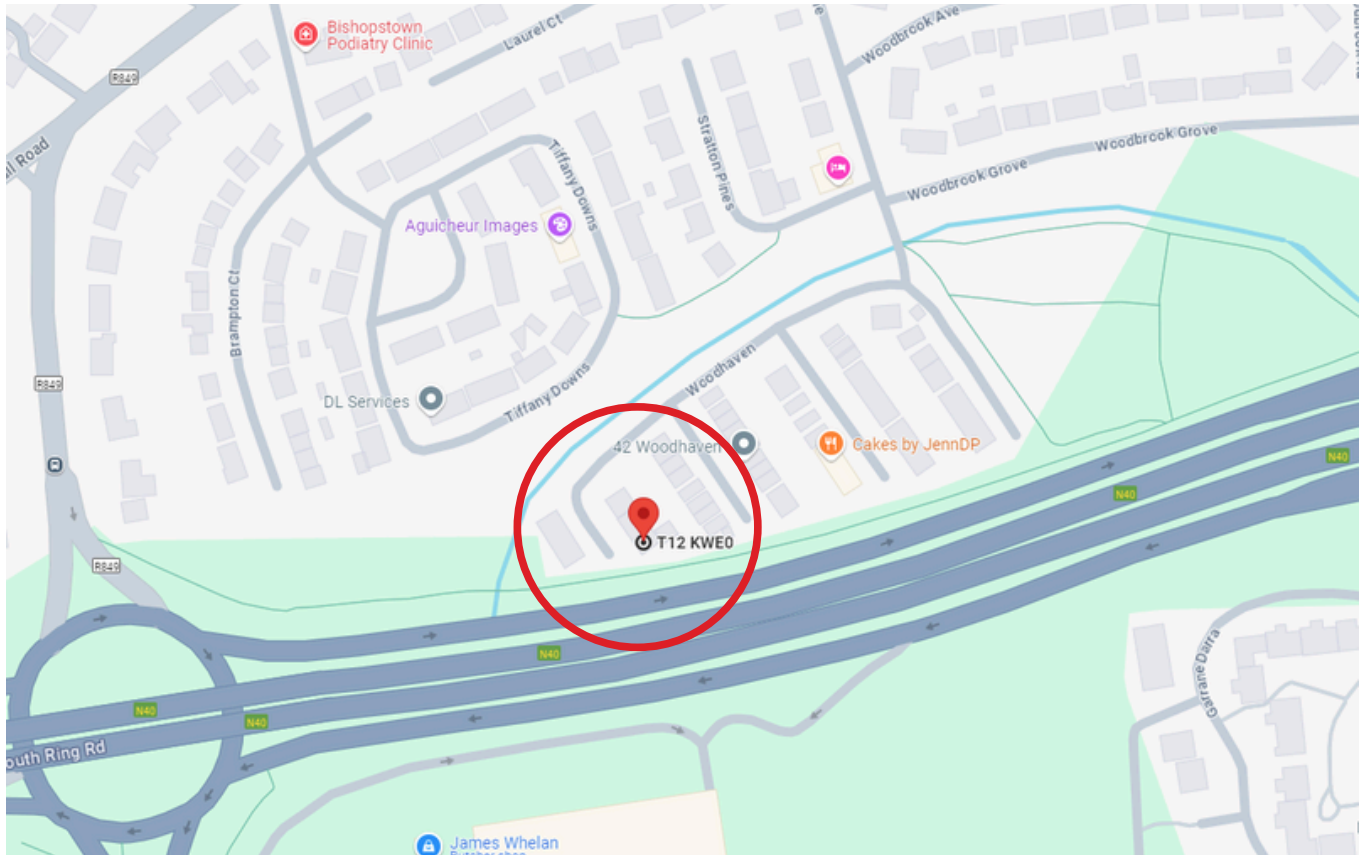
1ST FLOOR



ERA Downey McCarthy
REAL ESTATE THE PEOPLE YOU CAN TRUST

| DIRECTIONS

Please see Eircode T12 KWE0 for directions.



| ALL ENQUIRIES TO:



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



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



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.