



Downey McCarthy

...the people you can trust

Rivendell, Knockantota, Grenagh, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this modern and superbly presented 5/6 bedroom detached home located on a peaceful site just a 30 minutes' drive from Cork city, making it an ideal retreat in an idyllic settling. The floor plan of the property offers a host of spacious living areas on the ground floor and generous sized bedrooms on the first floor all of which have been lavishly finished with high-end flooring, tiling and decorative touches.



AMV: €375,000

BER B3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 271.5 Sq.M. / 2,922 Sq. Ft.
- Built in 2009
- BER B3
- Approx. 1.8 Acres site
- Geothermal heating
- South facing rear aspect
- Double glazed PVC windows
- Modern attractive décor throughout
- Five/Six spacious bedrooms
- Superb rear garden
- 30 minutes' drive from Cork city centre
- Easy access to the N20 road network
- Rental potential of €1,474 per month

| RECEPTION HALLWAY

5.86m x 4.42m (19'2" x 14'5")

A bright and spacious reception hallway features magnificent porcelain tile flooring throughout and a bespoke curved walnut staircase. The area offers extensive under stair storage, one centre light piece, four power points, one television point and attractive décor.



| LIVING ROOM

4.44m x 4.86m (14'5" x 15'9")

A spectacular main living room has a feature bay window to the front of the property including a curtain rail and curtains. The room has high quality walnut flooring, one centre light piece, eight power points and two television points. This room is currently in use as a ground floor bedroom.



| FAMILY ROOM

6.27m x 4.87m (20'5" x 15'9")

This superb room located at the rear of the property offers double doors with glass centres and side panelling allowing access to the rear garden. The room has a bespoke handcrafted stone open fireplace which is the focal point of the room and superb high quality wide plank walnut timber flooring. Other features include one centre light piece, a feature wallpapered wall, twelve power points, two television points, one telephone point and a second set of double doors allow access to a sunroom.



| SUN ROOM

4.25m x 4.22m (13'9" x 13'8")

A light filled, triple aspect room offers a bright living space finished with high quality décor. There is a feature wallpapered wall, superb walnut timber flooring, one centre light piece and four power points.



| BEDROOM 5/HOME GYM/OFFICE

2.7m x 4.5m (8'8" x 14'7")

This versatile room is currently used as a home gym but could easily be converted to an additional living area, bedroom or a large home office suitable for multiple users. This dual aspect room features a bay window to the front of the property including a curtain rail and curtains and one window to the side of the property allowing extensive natural light to flood the room. The room has high quality walnut timber flooring, one centre light piece, four power points, one television point and one telephone point.



| KITCHEN/DINING

4.95m x 5.15m (16'2" x 16'8")

An open plan kitchen/dining area offers a beautiful high end country style kitchen with fitted unit to both sides of the room finished in a Prague ivory colour scheme with a hardwood worktop counters and a centre island unit with integrated sink and storage. The room has a large window to the rear of the property including a curtain rail and curtain, two light pieces, tile flooring and the kitchen accommodates an integrated dishwasher, bins, extractor fan and a double range oven. Double doors from the room allow access to a formal dining room.



| DINING ROOM

3m x 4.54m (9'8" x 14'8")

The dining room has one window to the side of the property including a curtain rail and curtains, high quality walnut timber flooring, attractive décor, one centre light piece and four power points.



| PANTRY

Located off the kitchen, the pantry area has tiled flooring, one centre light piece, space for a free standing fridge and freezer, four power points and built-in shelving.

| REAR HALL

1.1m x 2.95m (3'6" x 9'6")

Located off the kitchen/dining area, the rear hallway has tiled flooring, attractive décor, one centre light piece and a PVC door with glass panelling allowing access to the side of the property. Located off this rear hallway is a utility room and guest w.c.

| UTILITY ROOM

2.15m x 2.7m (7'0" x 8'8")

The utility room has tile flooring, one centre light piece, an extensive array of built-in units from floor to ceiling at eye and floor level, extensive worktop counter space, a washing machine, a dryer, a wine/beer fridge and one window to the side of the property.

| GUEST W.C

1.35m x 2.72m (4'4" x 8'9")

A large guest w.c. features a two piece suite and one window to the rear of the property including a curtain rail and curtain. The room offer superb tile flooring, timber wall panelling and wallpapered walls.

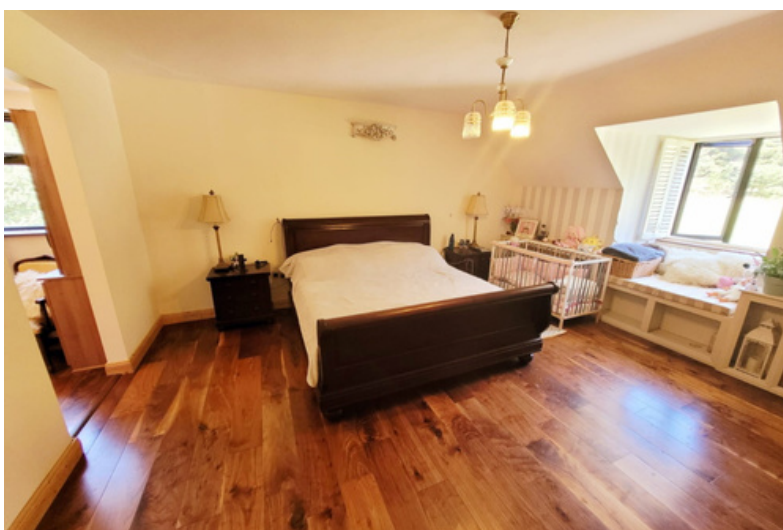
| STAIRS AND LANDING

A bespoke handcrafted walnut staircase allows access from the ground floor to the first floor landing. The landing area has been attractively finished with modern décor and walnut timber flooring. The area offers a thermostat control for the heating, two smoke alarms, two light pieces and a Stira staircase allowing access to the attic area which is floored and shelved for storage.

| BEDROOM 1

4.95m x 4.54m (16'2" x 14'8")

The main bedroom has a dormer window to the front of the property with custom-made shutter blinds and an integrated window seat and storage. The room has walnut timber flooring, one centre light piece, a feature wallpaper on one wall and two radiators cleverly disguised behind radiator covers. There are eight power points, one television point, one telephone point and an open arch allows access to a walk-in wardrobe.



| WALK-IN WARDROBE

2.97m x 3.92m (9'7" x 12'8")

This room has a continuation of the walnut timber flooring and an extensive array of built-in units with shelving and hanging. One window faces the side of the property with a curtain rail and there is one radiator, one centre light piece and four power points. A door allows access to an en suite bathroom.



| EN SUITE

2.21m x 1.9m (7'2" x 6'2")

The en suite features a three piece suite including a mains operated shower. There is one Velux window to the rear of the property, modern tiling from floor to ceiling, one centre light piece, one extractor fan and one radiator.

| BEDROOM 2

4.13m x 3.22m (13'5" x 10'5")

This large double bedroom has one window to the front of the property with custom-made shutter blinds. The room has walnut timber flooring, one centre light piece, one radiator and six power points.



| BEDROOM 3

3.84m x 3.33m (12'5" x 10'9")

A superb double bedroom has one window to the side of the property including a curtain rail and curtains. The room has attractive child's décor, walnut timber flooring, one centre light piece, one radiator and four power points.



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.

| BEDROOM 4

3.3m x 3.4m (10'8" x 11'1")

This large double bedroom has one window to the front of the property with custom-made shutter blinds. The room has walnut timber flooring, one centre light piece, one large radiator and four power points.



| BATHROOM

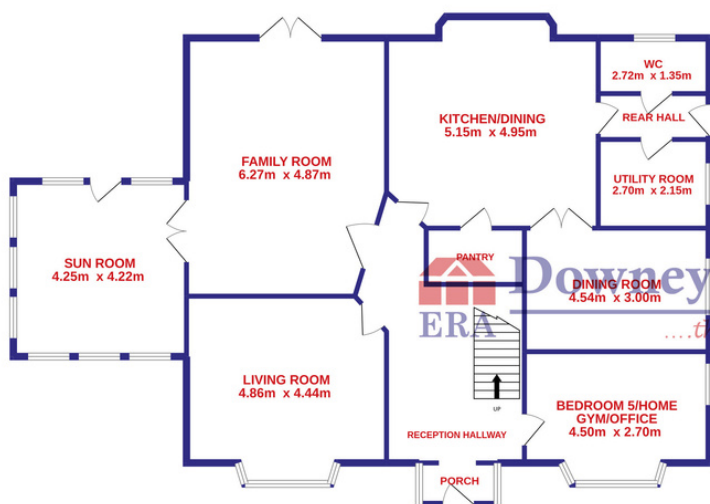
3m x 3.43m (9'8" x 11'2")

The superb family bathroom features a four piece suite, double Velux windows to the rear of the property, walnut timber flooring, one centre light piece, one extractor fan and one large radiator.

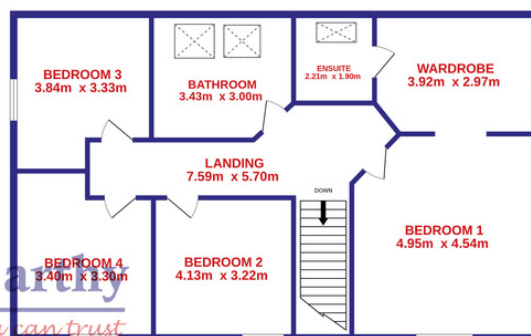


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



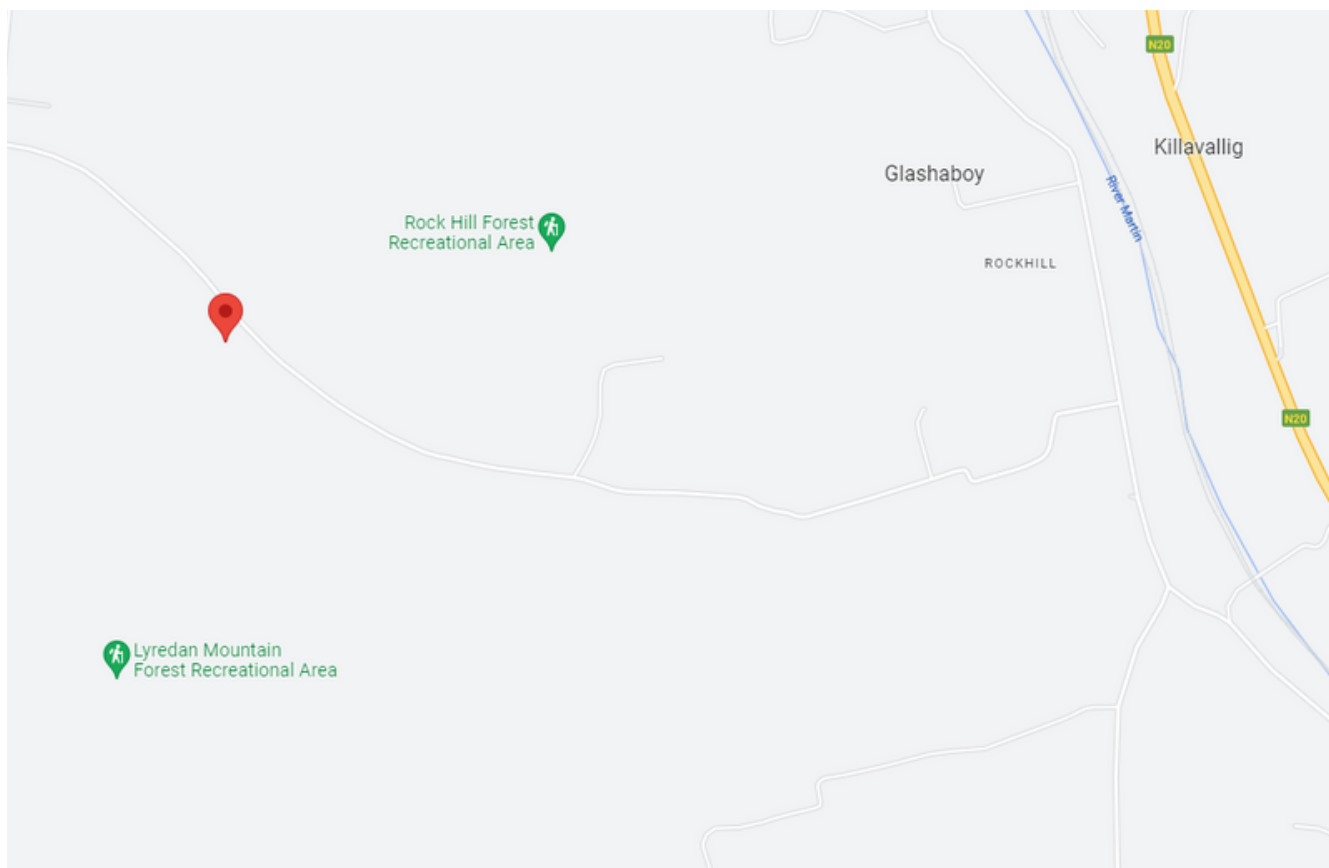
TOTAL FLOOR AREA : 271.5 sq.m. approx.

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.
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| DIRECTIONS

Please see Eircode T23 NX57 for directions.



| ALL ENQUIRIES TO:

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