



Downey McCarthy

...the people you can trust

98 Earlwood Estate, The Lough, Cork



ERA Downey McCarthy are proud to present to the market this fine three bedroom semi-detached property that simply oozes with potential to create a truly wonderful, modern, family home in this most sought after, established and mature estate. The rear garden has a superb south west facing aspect and provides ample space to build a new extension onto the side/back of the property, subject to planning permission. A whole host of amenities are within walking distance including schools, Cork University Hospital and University College Cork, as well as one of Cork's most famous landmarks, The Lough.



AMV: €350,000

BER E1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 121.67 Sq. M / 1310 sq. ft.
- Built in 1960 approx.
- BER E1
- Superb site with extra large rear garden
- Property was underpinned and certified by Cumnor Construction
- Oil Fired Central Heating
- Much sought after location
- Close to all amenities including UCC, Wilton, CUH/CUMH, The Bons Secours Hospital and The Lough
- Block built garage
- Ample parking
- Room to extend subject to planning

| RECEPTION HALLWAY

4.77m x 2.43m

A spacious reception hallway with one window to the side of the property allowing in natural light. Carpet flooring, one large radiator, fuse board, storage hatch under the stairs, one centre light fitting, and a doorway allows access into the guest w.c.



| GUEST W.C

1.46m x 0.88m

The guest w.c is located under the stairs and features a two piece suite.



| LIVING ROOM

3.63m x 4.38m

A large living room with one window overlooking the front of the property, feature fireplace, carpet flooring, one centre light fitting, three power points and one wall-mounted radiator.



| FAMILY ROOM

3.64m x 3.65m

Another spacious room, features include carpet flooring, radiator, centre light fitting, fireplace and a window allowing light in from the conservatory.



| KITCHEN/DINING

5.98m x 3.19m

The kitchen has fitted units at eye and floor level with an extensive worktop counter and tiled splash back. Other features include both laminate and carpet flooring, one radiator, two light fittings, one window overlooking the rear garden and a door allowing access to the utility room.



| UTILITY ROOM

3.07m x 1.44m

The utility room has plumbing for a washing machine and drier. The room has one window overlooking the side of the property into the conservatory and a doorway allows access out.

| CONSERVATORY

3.25m x 2.9m

Previously utilized as a glasshouse, the conservatory has carpet flooring, a lean-to roof, and glass doors allow access out to the rear garden. .

| STAIRS AND LANDING

3.12m x 3.17m

The stairs and landing is fully carpeted throughout. A window to the side allows extensive natural light to flow in and the attic is accessed from this area. The hot press is also accessed from the landing and is fully shelved for storage.



| BEDROOM 1

3.6m x 3.63m

A spacious double bedroom has one window overlooking the front of the property, one radiator, built-in wardrobes, centre light fitting and one power point.



| BEDROOM 2

3.65m x 3.29m

Another double room with carpet flooring, radiator, centre light fitting and a window to the rear of the property.



| BEDROOM 3

2.43m x 3.15m

A spacious third bedroom with enough room for a double bed, this room has one window to the front of the property, carpet flooring, radiator and power points.



| BATHROOM

1.63m x 3.15m

The main bathroom has a three piece suite and has a radiator, one frosted window to the rear of the property and fully tiled walls & floors.



| GARAGE

5.06m x 2.88m

A detached garage that can also be utilized as a workshop area.

| DIRECTIONS

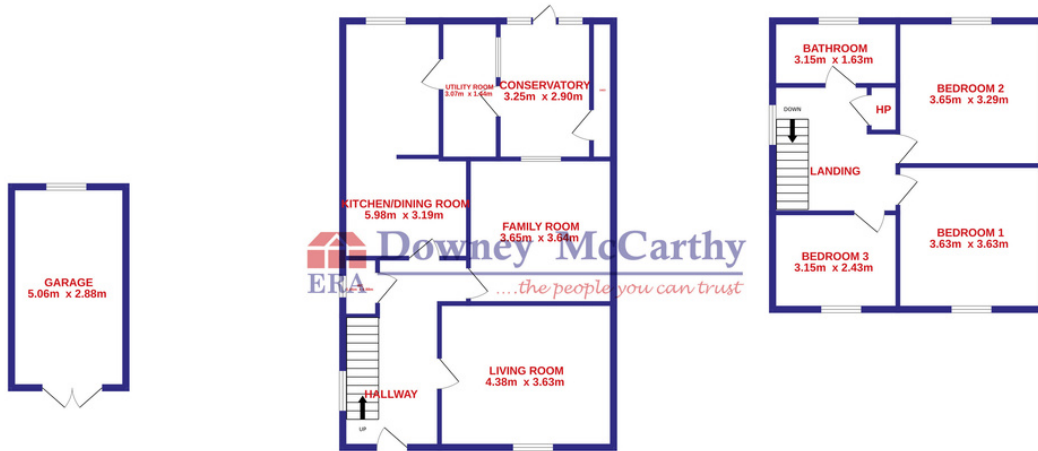
Please see Eircode T12 F3C7 for directions.



| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 121.7 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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Solicitor Details:

Christine O'Connor, Eamon Murray & Co. Solicitors, 6/7 Sheares Street, Cork

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