

7 Castlevue, Little Island, Cork



ERA Downey McCarthy are very pleased to present this very impressive four bedroom semi - detached family home situated in a picturesque and peaceful park setting in Little Island. This property is sure to be attractive to First Time Buyers and people trading up from smaller houses in the vicinity. Little Island is home to many thousands of employees and Castlevue is adjacent to Cork Golf Club and all local amenities.



€250,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 5.03m x 2.46m

The property has a open porch area with a canopy overhead. A solid teak front door allows access into the property. The hallway is a fine and spacious with one centre light fitting, smoke detector, wired for an alarm, carpet flooring and solid doors lead to all rooms.

- Living Room 4.78m x 3.64m

The sitting room has a feature bay window to the front with roller blinds, curtains and curtain pole. The fireplace has a gas fire insert and other features of the room include one centre light fitting, one radiator and carpet flooring. Double doors lead back out to the hallway and the room has eight power points.



- Kitchen 5.52m x 2.89m

A very spacious kitchen area with fully fitted kitchen units at eye and floor level including integrated hob, oven, extractor fan, fridge, freezer and dishwasher. Other features include a double drainer sink positioned neatly under the window overlooking the back garden, spotlight fitting and the gas boiler is housed in the corner. The kitchen has plenty of room for storage, one radiator and a tile floor goes through the entire kitchen dining room.



- Dining Area 3.3m x 3.93m

A spacious dining area with ample room for tables and chairs. Features include one radiator, light

fitting and a sliding patio door allows access out to the rear patio and the garden. The patio door is fitted with a blind, curtain and curtain pole.

- Utility Room 2.06m x 1.37m

Located off the kitchen, the utility has space for a washing machine and drier. The area has some fitted shelving, one light fitting, tile flooring and a glass panel door allows access out to the side of the property.

- Guest W.C

The guest W.C is neatly positioned off the hallway and features include one W.C, one wash hand basin and a window to the side of the property. The room is nicely decorated with wallpaper, a tile floor and a globe light fitting.

- Stairs and landing 3.51m x 3.06m

The stairs are fully carpeted and at the top of the landing the property has one window, one light fitting, smoke detector, access to the attic and the hot press. The hot press has a pre-sealed tank, some fitted shelving and the immersion.

- Bedroom 1 3.97m x 3.84m

A spacious double bedroom with one window overlooking the front, curtains, curtain pole and blind. Other features of the room include one radiator, centre light fitting and carpet flooring.



- Bedroom 2 4.26m x 2.96m

The second double bedroom has an en suite bathroom, carpet flooring, four power points, one radiator and a window overlooks the back. The en suite consists of an electric Mira shower with fully tiled walls and floors. Other features include a globe light fitting, folding shower door, extractor fan, wash hand basin, fitted mirror with glass shelf and WC.



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| <ul style="list-style-type: none"> • Bedroom 3 | 2.9m x 2.84m | Another double bedroom with one window overlooking the back. Features include one radiator, one centre light fitting and carpet flooring. |
| <ul style="list-style-type: none"> • Bedroom 4 | 2.76m x 2.45m | A spacious single bedroom with one window overlooking the front with curtain, curtain pole and blind. Features include one radiator, two power points, centre light fitting and carpet flooring. |
| <ul style="list-style-type: none"> • Main Bathroom | 1.77m x 1.97m | The bathroom has a fitted Mira electric shower, a curved sliding shower door, fully tiled walls and floors, one window to the side, one W.C, one wash hand basin, a mirror with a glass shelf and globe light fitting. |

Features

- Natural gas central heating
- Recently decorated
- Built in 2002
- Very good structural condition
- Impressive family home
- Convenient to huge employment base
- Walking distance from Cork Golf Club

Directions

When you come into Little Island proceed towards the traffic lights, turn right and drive past Cork golf club. Just after the golf club the entrance into Castlevue is on the right hand side. You continue into the estate and the property is the seventh house on the right hand side.



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