

Spur Hill, Doughcloyne, Togher, Cork

BER C3



ERA Downey McCarthy are delighted to present to the market this superbly appointed four bedroom detached bungalow perched on an elevated c.0.62 acres site with panoramic views over Cork City and surrounding countryside.

Accommodation consists of a porch, reception hallway, living room, kitchen, rear kitchenette/utility, four spacious bedrooms, a family room, lounge, side kitchenette, bathroom and guest W.C. Outside features include a detached garage and double gate driveway.



€395,000

PSRA Licence No. 002584

Accommodation

- Porch 2.2m x 2.0m The porch has tiled flooring, one window, one wall mounted light fitting and a timber door with glass paneling and side paneling. This leads into the main reception hallway.
- Reception Hallway 4.4m x 1.0m The main reception hallway features solid timber flooring, attractive décor with covings, one large radiator and a telephone point. Steps from this area allow access to two bedrooms and a bathroom.
- Living Room 4.0m x 6.0m The front room benefits from a dual aspect with its two windows, one to the front while the other overlooks the side of the property. Both have been fitted with roller blinds, curtain rail and curtains. The room has beautiful solid oak timber flooring and an open fire place with a built in display cabinet on both sides. The room also has one large radiator, three power points and one television point. A door from this living room leads directly into the kitchen.



- Kitchen 4.4m x 2.9m The kitchen has built-in units at both eye and floor level with an extensive 'L' shaped worktop counter. A window to the side of the property has been fitted with roller blind and curtain rail. The kitchen has a stainless steel sink with a double drainer unit, tiled flooring, tiled splash back, one centre light piece, one radiator and a gas hob. The room has seven power points and one telephone point. A door off the kitchen allows access to a rear hallway. The rear hallway has tiled flooring and an open archway leads into the utility room.



- Utility Room 4.0m x 2.0m The rear kitchen/utility has tiled flooring, two windows, extensive worktop counter space, plumbing for a washing machine, space for a drier, an electric oven, integrated extractor hood, one centre light piece and six power points. A PVC door with glass paneling allows access to the rear yard.

- Hallway 3.5m x 1.0m A hallway located off the main reception hallway allows access to a bedroom and additional living rooms located on the eastern end of the property.
- Bedroom 2 2.8m x 3.6m Located to the front of the property this bedroom has one window overlooking the front garden giving panoramic views over the entire city. The window includes curtain rail and curtains. The room has neutral décor, coving, carpet flooring, one radiator, one power point and one phone point.
- Family Room 7.5m x 4.7m Located at the end of the side hallway, this superb spacious room has one window to the front of the property offering panoramic views over Cork City. The window includes one curtain rail and one roller blind. The room has carpet flooring, coving, two centre light pieces and a feature raised open fire place with built-in raised display cabinets on either side of the open fire place. The area has three power points, one radiator and double doors to the side of the room allow access to a lounge.
- Lounge 7.5m x 3.6m This additional living area has a dual aspect with one window overlooking the views to the front of the property while the second window overlooks the rear. Both include curtain rail, curtains and roller blinds. The room is set over two levels and has been fitted with carpet flooring. There is one large radiator, two power points, three centre light pieces and a doorway from here allows access to a kitchenette.



- Kitchenette 2.4m x 2.8m The kitchenette features units at both eye & floor level. There is a stainless steel sink with double drainer unit and one window to the side of the property with roller blind. The room has timber panelled ceiling, timber panelled walls, one centre light piece and four power points.
- Rear hallway 5.3m x 1.0m A door with glass paneling allows access to the rear hallway. This hallway has carpet flooring, one centre light piece, access to the attic, built-in storage, one radiator and one power point. A PVC door with glass paneling allows access to a yard. Off this hallway there is a bedroom and a bathroom.
- Bedroom 3 3.4m x 3.8m This bedroom has one window to the side of the property with net blind, curtain rail and curtains. The room has attractive neutral décor and has been fitted with built-in units from floor to ceiling. The room has laminate timber flooring, one centre light piece, one power point and one radiator.
- Main Bathroom 2.2m x 3.8m The large family bathroom features a four piece suite. The room has been tiled from floor to ceiling, one window to the side of the property has been fitted with a roller blind. There is one centre light piece, one

wall mounted light piece, one wall mounted heater and a mains operated shower.

- Main Bedroom 3.6m x 3.6m The main bedroom has one window overlooking the rear of the property which includes curtain rail, curtains and net blinds. Décor here is attractively neutral with carpet flooring, built-in units from floor to ceiling, one centre light piece, one large radiator and one power point.
- Bedroom 4 2.45m x 3.0m This large single room has a window overlooking the rear of the property including curtain rail and curtains. The room has carpet flooring, one centre light piece, one large radiator and two power points.
- Guest W.C 2.0m x 2.0m The guest w.c. has a two piece suite, tiling from floor to ceiling with attractive border tiles. The room has one window to the rear of the property with a curtain rail. Storage is plentiful with under sink unit & additional built in storage. There is a radiator, one centre light piece and one wall mounted light piece.

Features

- 2056 ft²
- BER C3
- Oil Fired Central Heating
- Double Glazed Windows
- Superb Elevated Site
- Three Spacious Living Areas
- Development Potential Subject to Planning Permission
- Septic Tank on Site
- Private Well
- House Alarm



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