



Downey McCarthy

...the people you can trust

26 Cois Farrage, Mosestown, Whitegate, Co. Cork



ERA Downey McCarthy is pleased to offer to the market this superb and spacious four bedroom, semi-detached property situated in a quiet cul-de-sac in Whitegate, Co. Cork. Cois Farrage is an ideal location just a short stroll from the picturesque seaside village of Whitegate and close to local amenities such as bars, restaurants, supermarket, playground, schools and sporting facilities.



AMV: €200,000

BER C1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- 153.17 Sq. M. / 1,649 Sq. Ft.
- BER C1
- Oil fired central heating
- Five minute walk to Whitegate Village
- Large rear garden
- Easy access to the N25
- Located within a 10-minute drive of Midleton Town

| RECEPTION HALLWAY

4.62m x 1.92m (15'1" x 6'2")

The reception hallway has immaculate, neutral décor throughout and extensive natural light fills the room due to the glass panelling on the solid teak front door. The hallway has tiled flooring, two centre light pieces, one large radiator, under stair storage and a doorway allows access into the guest w.c.

| GUEST W.C

2.06m x 1.03m (6'7" x 3'3")

The guest w.c has a two piece suite, one frosted window overlooking the side of the property, space for a washing machine, tiled flooring and one centre light piece.

| LIVING ROOM

6m x 4.54m (19'6" x 14'8")

An immaculately decorated room with neutral décor throughout, it has one large window overlooking the front of the property allowing natural light to flow in, solid oak timber flooring, one television point, one radiator, one centre light piece, and a feature fireplace which has an iron surround and heart.



| KITCHEN/DINING

6m x 3.78m (19'6" x 12'4")

The kitchen/dining area has solid fitted units at eye and floor level with an extensive worktop counter and tiled splashback, space for an oven, hob, extractor fan, plumbing for a washing machine, plumbing for a dishwasher, one centre light fitting, one radiator, ample power points, tiled flooring and a door which allows access to the side of the property. This area also houses the boiler.



| PLAYROOM

5.5m x 2.84m (18'0" x 9'3")

This is a versatile room, currently being utilised as a playroom. The area could also work well as an office space or a ground floor bedroom. The playroom has a glass sliding door allowing access to the rear of the property, tiled flooring, one radiator, one centre light fitting and ample power points throughout.



| STAIRS AND LANDING

2.7m x 3.24m (8'8" x 10'6")

The stairs and landing is fully carpeted throughout. The landing area has one window overlooking the side of the property, an access hatch to the attic, a hot press area which is shelved for storage and solid doors lead into all rooms.

| BEDROOM 1

4.6m x 3.7m (15'0" x 12'1")

This bedroom has one large window overlooking the front of the property, neutral décor, original wood flooring, ample power points, one centre light fitting, space for a wardrobe and a door which allows access to the en-suite.



| EN-SUITE

1.9m x 2.75m (6'2" x 9'0")

This is a three piece suite which includes a fully tiled shower cubicle with a Mira Elite electric shower. Other features include one radiator, tiled flooring, one wall-mounted light fitting and one centre light fitting.

| BEDROOM 2

3.93m x 3.36m (12'8" x 11'0")

A spacious room has one large window overlooking the rear of the property, laminate timber flooring, one radiator, built-in units for storage and ample power points throughout.



| **BEDROOM 3**

2.29m x 3.54m (7'5" x 11'6")

This room has one window overlooking the rear of the property, neutral décor throughout, one centre light fitting, fitted wardrobes, one radiator, original wood flooring which has been sanded and varnished to a high quality finish and ample power points throughout.



| **BEDROOM 4**

2.97m x 2.92m (9'7" x 9'5")

This bedroom is currently being utilised as a wardrobe which is an ideal use for the space. The room has one window overlooking the front of the property, original wood flooring, one radiator, one centre light fitting and ample power points.



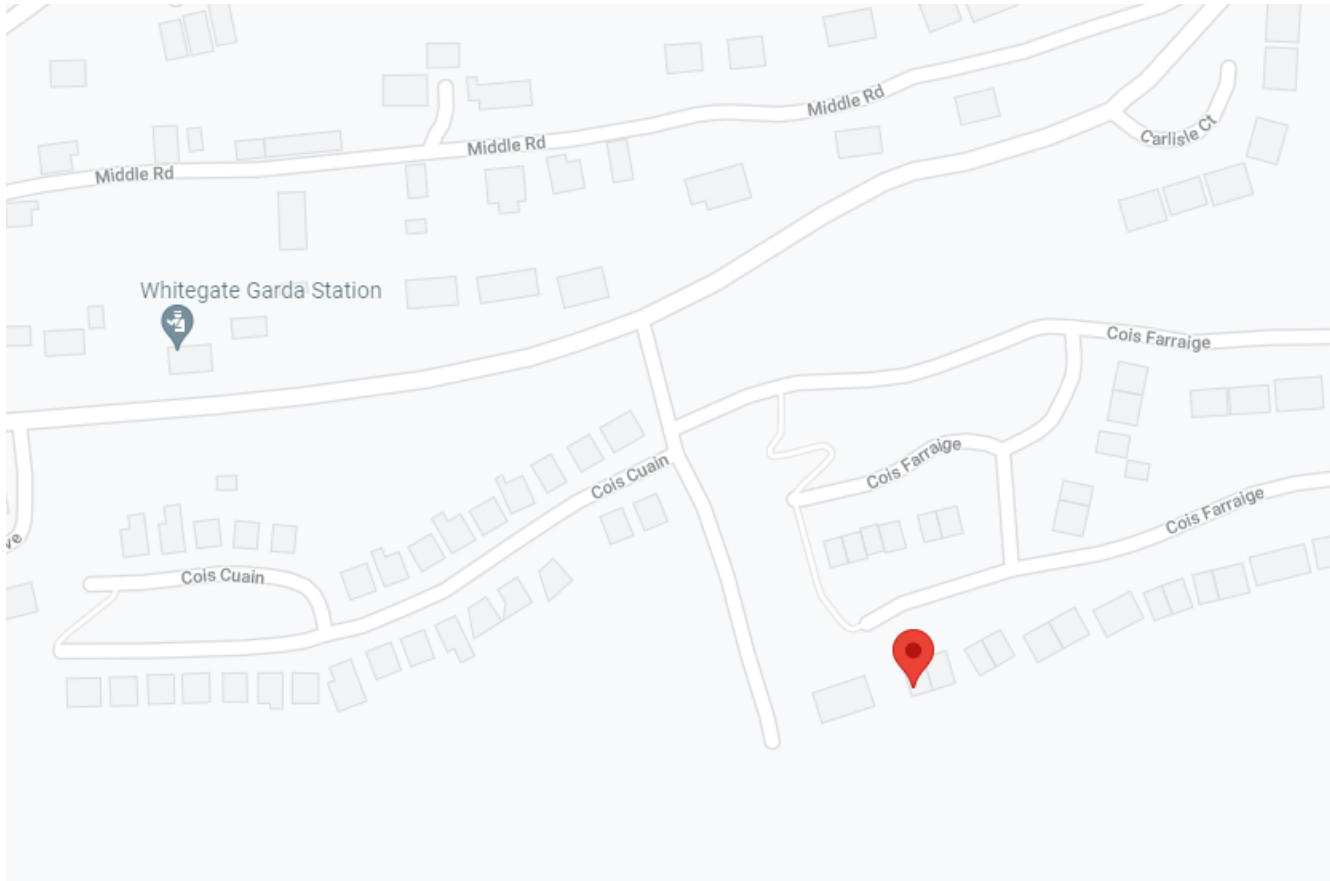
| **BATHROOM**

1.82m x 2.61m (5'9" x 8'5")

The main family bathroom has a three piece suite, one frosted window overlooking the side of the property, tiled flooring, tiling around the bath, tiling around the wash hand basin, one centre light fitting, one wall-mounted light fitting and one radiator.

| DIRECTIONS

Please see Eircode P25 PN72 for directions.



| ALL ENQUIRIES TO:

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