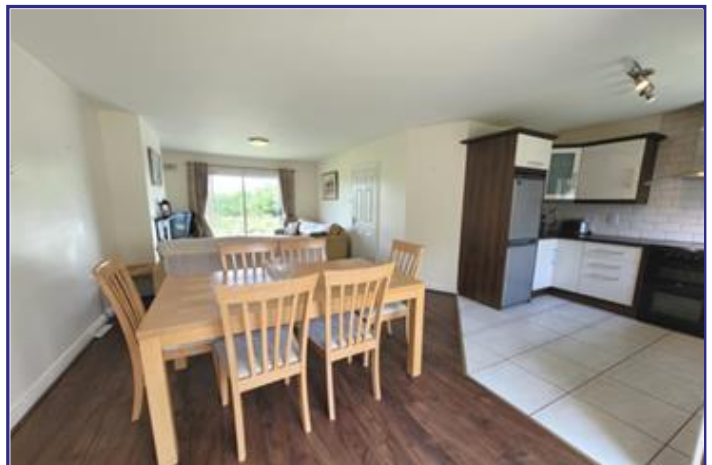


4 Lee Valley Cottages, Clashanure, Ovens, Cork



ERA Downey McCarthy Auctioneers are delighted to launch to the market this impressive three bedroom semi-detached property positioned on the beautifully landscaped grounds of Lee Valley Golf Course. Perched on an elevated site at the entrance to the resort the property offers picturesque views over the beautiful Lee Valley and its countryside together with an air of tranquillity.



AMV: €170,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 3.5m x 1.9m
- Cloak Room 1.0m x 1.9m
- Open plan Kitchen/Dining/Living Area 7.4m x 5.4m

A teak door allows access to the reception hallway which has carpet flooring and one window to the front of the property. There is one centre light fitting, two power points, extensive under stair storage and one electric storage heater. A door from the room allows access to a cloak room.

The room has carpet flooring, one centre light fitting, one window to the side of the property and the area could easily be converted to a guest W.C.

This superb dual aspect room has a sliding door to the front and rear of the property with both including blinds, curtain rails and curtains. The room offers high quality walnut laminate timber flooring throughout the dining and living area and the kitchen has tile flooring.

The living area has an open fireplace, four power points, one radiator, one thermostat control for the heating and one television point while the dining area has one centre light fitting, two power points and a built-in storage cabinet.



The kitchen features modern high gloss cream fitted units and contrasting walnut worktop counters with a tiled splash back. Other features include a window overlooking the rear of the property with pelmet and Venetian blind and eight power points. The kitchen offers a fridge/freezer, oven, washing machine, dryer and an integrated extractor hood.



- Stairs and landing

The stairs and landing have been fitted with carpet flooring. The landing has one window to the side of the property, two light fittings and a smoke alarm.

- Bedroom 1 4.1m x 3.4m

A superb double bedroom has a feature window to the front of the property offering panoramic views over the surrounding countryside. The room has carpet flooring, an extensive array of built-in units from floor to ceiling, one radiator, one centre light fitting, six power points and a telephone point.



- Bedroom 2 3.2m x 3.4m

A large double bedroom has one window to the rear of the property. The room has carpet flooring, built-in units from floor to ceiling, one centre light fitting, one wall mounted radiator and two power points.



- Bedroom 3 3.0m x 2.2m

This spacious single room has one window to the side of the property with a curtain rail and curtain. Features include carpet flooring, attractive neutral décor, one centre light fitting, one wall mounted radiator, built-in storage under the bed and two power points.



- Family Bathroom 1.9m x 2.0m


A recently renovated bathroom features a two piece suite with a corner shower area incorporating a Triton T90SR electric shower. The room has impressive tiling throughout, a Velux window to the rear of the property, one centre light fitting, wall mounted heater and a access hatch to the attic.

Features

- Approx.80 Sq. m / 856 Sq. Ft
- 3 bedroom property located on the grounds of the picturesque Lee Valley Golf Course
- Superb elevated site
- Modern high gloss fitted kitchen
- Superb décor throughout
- Newly refurbished bathroom suite
- Electric heating
- Double glazed windows
- Built in wardrobes in 3 bedrooms
- Superb investment (Previously rented at €1250 per month) /Residential opportunity
- Built in 1992
- 20 Km's to Cork City Centre & Cork International Airport & 10 Km's to Ballincollig Town Centre

Directions

Please see Eircode P31 F596 for directions.

	<p>Garry O'Donnell 60 South Mall, Cork 087 752 2244 garry@eracork.ie</p>
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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.



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