

1 Elm Walk, Classes Lake, Ballincollig, Cork **BER C1**




Garry O'Donnell of ERA Downey McCarthy auctioneers is delighted to launch to the market this truly fabulous five bedroom detached family home which has is finished to an extremely high standard internally with modern stylish decor, spacious living accommodation and generous sized bedrooms making this an ideal trader up property. The property benefits greatly from its positioning on a large west facing site with meticulously maintained grounds.



€460,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 6.4m x 1.5m
An open porch allows access to a teak door with glass panels on both sides in turn allowing access to the reception hallway.
A magnificent welcoming reception hallway features high quality tile flooring and coving surrounding the ceiling and a centre light piece. There is one large radiator, one power point, two phone points, extensive understairs storage and a thermostat control for the heating. A useful cloakroom located off the hallway allows for additional storage space.
- Guest W.C
The guest W.C features a two piece suite with one window to the side of the property including a roller blind. The room has tile flooring, one radiator and one centre light piece.
- Living Room 5.0m x 3.90m
A spacious room offers a feature bay window over looking the front of the property which includes venetian blinds, a curtain rail and curtains. The room is immaculately presented with high quality solid oak timber flooring and an impressive fireplace with an insert solid fuel stove.

- Dining Room 4.0m x 3.90m
This versatile room could serve a multitude of uses either as a formal dining room or as an additional living area. The room itself has solid oak timber flooring and attractive neutral décor which includes coving and a centre light piece. A sliding door allows access to the properties west-facing patio and garden.
- Family Room/Lounge/Bedroom 5 4.50m x 2.90m
A superb room has one window to the front of the property which includes a venetian blind, a curtain rail and curtains. The room has solid oak timber flooring, coving, one centre light piece, one large radiator, four power points and one telephone point.
- Kitchen/Dining 5.53m x 4.8m
The kitchen features solid oak fitted units at eye and floor level on both sides of the room with granite worktops. A centre island unit enhances

the room and offers additional storage and worktop space which has matching granite worktops. The kitchen includes an integrated hob, dishwasher, double oven, microwave, wine rack and the kitchen is built to accommodate an American style fridge/freezer.

The room itself has tile flooring and boasts a dual aspect with windows overlooking the West and South to ensure the room is flooded with natural daylight.



- Utility Room 1.90m x 2.50m

The utility room has tile flooring, plumbing for a washing machine, space for a drier and wall mounted shelving. There are three power points, one centre light piece, one smoke alarm, one carbon monoxide alarm.

- Stairs and landing

The landing area has two centre light pieces, one smoke alarm and a Stira staircase allows access to the attic which is partly floored for storage. This large landing area has one radiator, one thermostat control for the heating and a hot press area which is shelved for storage.

- Bedroom 1 3.30m x 4.60m

A magnificent double room has one window to the front of the property with a venetian blind, curtain rail and curtains. The room has high quality carpet flooring and impressive built-in units from floor to ceiling.



- En Suite 1

The en suite bathroom features a two piece suite with a large corner shower area and impressive tiling. There is one window to the side of the

- Bedroom 2 4.40m x 3.40m
- En Suite
- Bedroom 3 3.90m x 3.30m
- Bedroom 4 3.90m x 3.00m
- Family Bathroom 2.8m x 2.00m

property with roller blind and a tile splash back surrounding the sink.

A large double bedroom has one window to the front of the front of the property which includes a venetian blind, curtain rail and curtains. The room has high quality carpet flooring and an impressive array of built-in units from floor to ceiling.

The en suite bathroom has a two piece suite with a corner shower area.

A large double bedroom has one window to the rear of the property including a venetian blind, curtain rail and curtains.

A double room has one window to the rear of the property overlooking the garden which includes a curtain rail, curtains and venetian blind.

A luxurious room has high quality walnut timber flooring, a stainless steel heated towel rail, one centre light piece and a hand crafted built-in storage unit under the sink.

Features

- Magnificent 5 bedroom detached family home
- BER C1
- Approx. 1862 Sq Ft
- Built 2004
- Superb West-facing back garden
- Two en suite bathrooms
- Modern stylish décor
- Top quality joinery finish
- Solid oak timber flooring
- Solid oak fitted kitchen

Directions

Please see Eircode P31 PR23



Garry O'Donnell
60 South Mall, Cork
087 7522244
garry@eracork.ie



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