

## 20 Ros Barra, Deerpark, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superb, beautifully presented, four bedroom semi-detached property situated in the sought after location of Deerpark, close to Cork city centre, the Lough, UCC, Bons Secour Hospital and more. The property benefits from its position within a quiet cul-de-sac and would be a great opportunity to create a family home within close proximity to all essential and recreational amenities.

Accommodation consists of reception hallway, guest w.c, living room, and spacious open plan kitchen/dining area on the ground floor. Upstairs the property offers four spacious bedrooms, an en suite bathroom and the main family bathroom. The property also boasts a superb converted attic.

**AMV: €450,000**



**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 144.54 Sq. M. / 1,556 Sq. Ft.
- Built in 1998
- BER B2 – Qualifying the property for Green Mortgage Interest Rates
- Gas fired central heating
- Double glazed PVC windows
- Converted attic
- Four spacious bedrooms
- Enclosed rear garden with patio area
- Quiet cul-de-sac
- Superb location which is close to a host of amenities including schools, cafes, the Lough, UCC, Bons Secour Hospital
- Walking distance to Cork city centre

## | RECEPTION HALLWAY

4.76m x 1.99m (15'6" x 6'5")

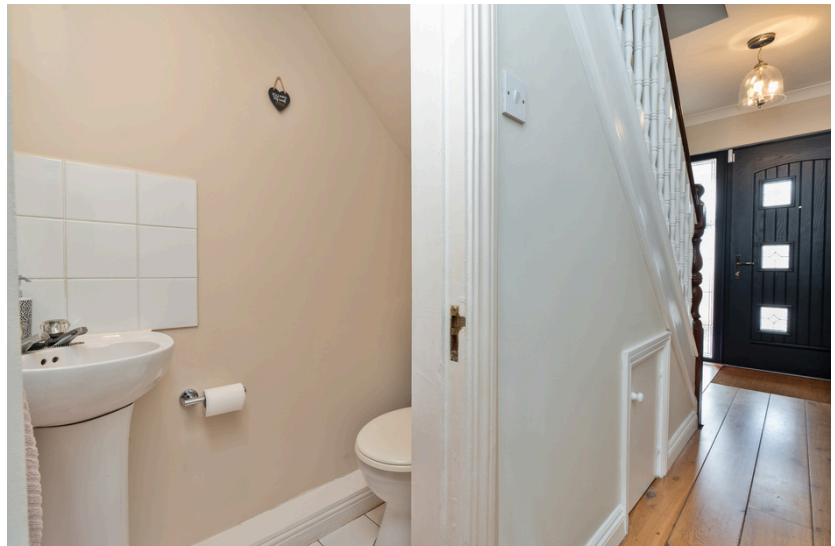
The hallway has timber flooring, one centre light piece, one radiator, under stair storage and attractive neutral décor.



## | GUEST W.C

1.53m x 0.75m (5'0" x 2'4")

The guest w.c features a two piece suite, one centre light piece, one extractor fan, tile splashback and tile flooring.





## | LIVING ROOM

5.35m x 3.68m (17'5" x 12'0")

The spacious living room has a feature bay window to the front of the property, allowing extensive natural light to fill the area. There is one centre light piece, attractive built-in storage units to either side of a cast-iron fireplace with stove insert, timber flooring, one radiator and double doors leading through to the open plan kitchen/dining area.



## | OPEN PLAN KITCHEN/DINING AREA

**Dining Area - 4.09m x 3.68m (13'4" x 12'0")**

The dining space has one centre light piece, one radiator, attractive timber flooring and a door leads to the rear patio area.

**Kitchen - 6.91m x 2.11m (22'6" x 6'9")**

The kitchen features units at eye and floor level with worktop counter and tile splashback, tile flooring, dishwasher, free standing oven, washing machine, dryer, one window to the rear, one window to the side, recessed spot lighting and one centre light piece.



## | FIRST FLOOR STAIRS AND LANDING

The stairs and landing has carpet flooring. The landing area allows access to the hot press which is shelved for storage.



## | BEDROOM 1

3.74m x 2.86m (12'2" x 9'3")

This double bedroom has one window to the front of the property, one centre light piece, timber flooring, one radiator, attractive neutral décor, a double built-in wardrobe and a door allowing access into the en suite bathroom.



## | EN SUITE

1.31m x 2.45m (4'2" x 8'0")

The en suite features a three piece suite including a shower cubicle incorporating a Mira Sport electric shower, one window to the side of the property, one centre light piece, floor and wall tiling.





## | **BEDROOM 2**

2.96m x 3.25m (9'7" x 10'6")

This double bedroom has one large window to the rear of the property, one centre light piece, timber flooring, one radiator, a double built-in wardrobe and fitted shelving to both sides of the room.



## | **BEDROOM 3**

2.96m x 2.41m (9'7" x 7'9")

This bedroom has one window to the rear, one centre light piece, timber flooring, one radiator and a built-in wardrobe.



## | **BEDROOM 4**

2.73m x 2.41m (8'9" x 7'9")

This bedroom has one window to the front of the property, one centre light piece, timber flooring, one radiator and a built-in wardrobe.



## | BATHROOM

1.48m x 2.51m (4'8" x 8'2")

The main family bathroom features a four piece suite including a Mira Elite electric shower fitted over the bath, one window to the side of the property, one centre light piece, floor and wall tiling and one radiator.



## | SECOND FLOOR STAIRS AND LANDING

The second floor landing has one Velux window to the rear.

## | CONVERTED ATTIC

4.34m x 4.39m (14'2" x 14'4")

This spacious attic room is currently in use as a home gym but could serve a multitude of uses. There is timber flooring, one radiator, four recessed spot lights and two Velux windows to the rear of the property.





## | GARDENS AND EXTERIOR

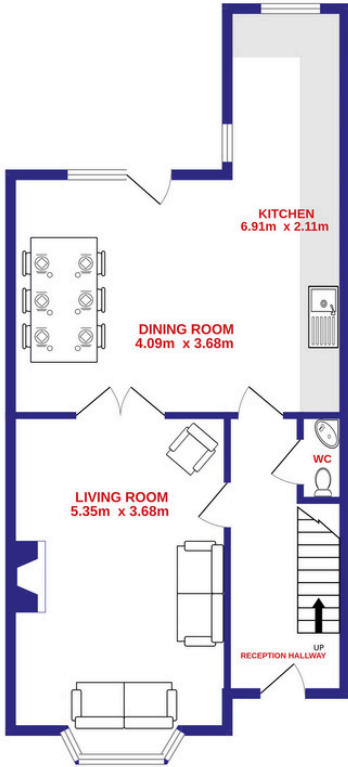


The front of the property has a driveway to accommodate off street parking. There is a small garden area which is laid to lawn. There is side access to the rear.

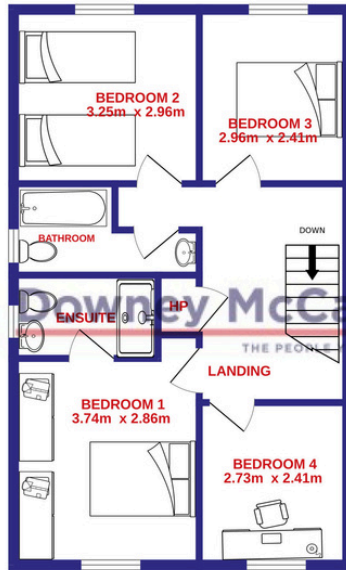
The rear of the property has a fully enclosed garden. There is a patio area and a garden shed which is ideal for storage.

# FLOOR PLAN

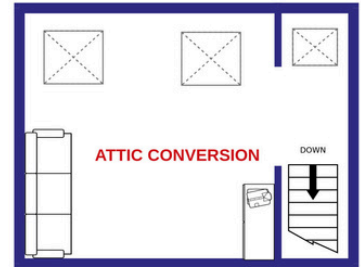
GROUND FLOOR



1ST FLOOR



2ND FLOOR



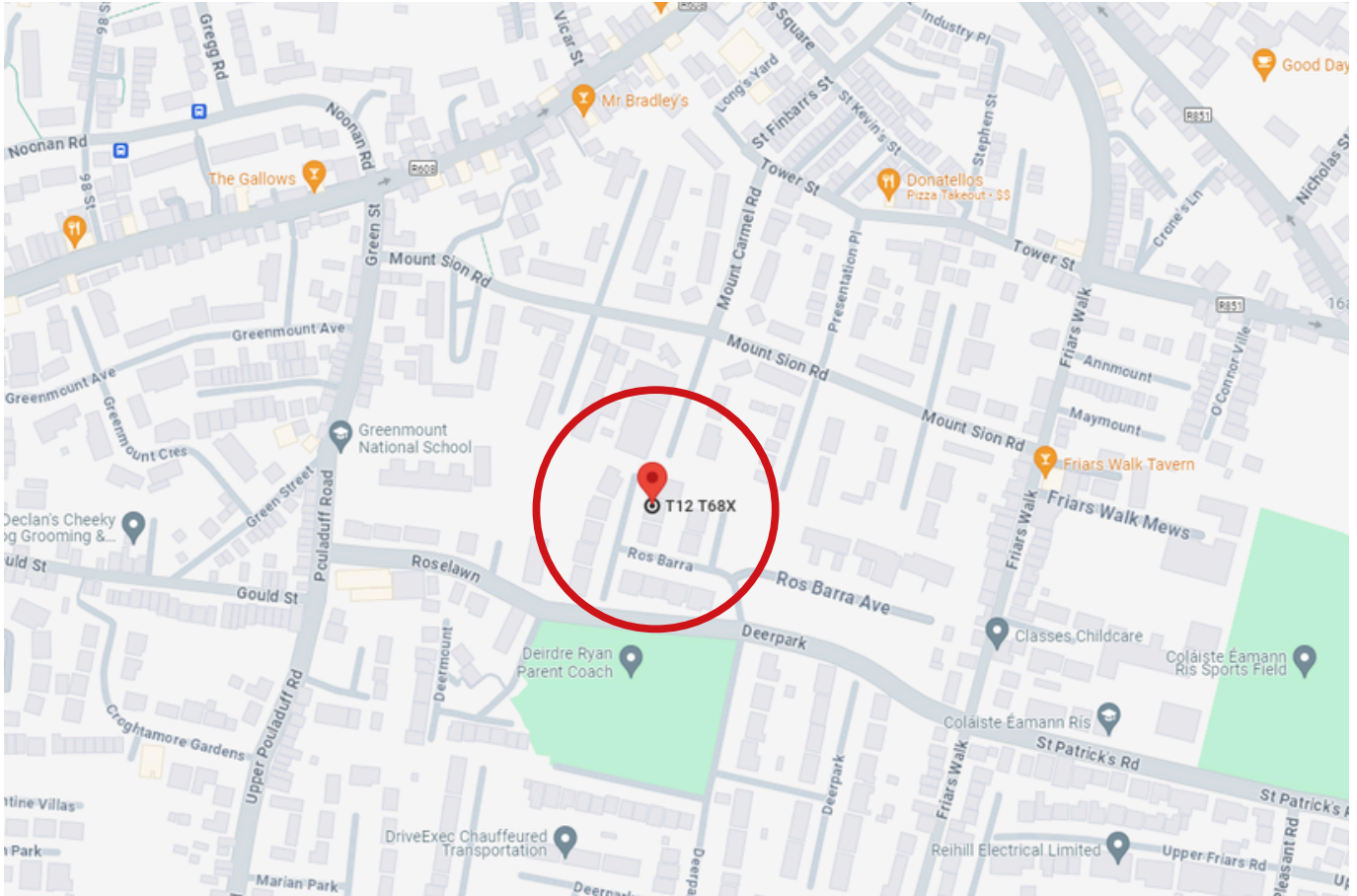
TOTAL FLOOR AREA: 144.5 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## | DIRECTIONS

Please see Eircode T12 T68X for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

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