



Downey McCarthy

...the people you can trust

2 Courseside, Fota Island, Fota, Cork



ERA Downey McCarthy are delighted to present to the market this superb four bedroom detached property which has been finished to an exceptionally high standard throughout. The property is situated within an idyllic, sylvan location in Fota Island Resort, close to a host of amenities as well as being just a 20 minutes' drive to Cork city centre. The resort is also easily accessed via train with Fota train station close by.



AMV: €595,000

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 178.35 Sq. M / 1,920 Sq. Ft.
- Built in 2006
- Gas fired central heating
- Double glazed windows
- Beautiful four bedroom detached property
- Attractive, high standard finishes throughout
- Private off street parking
- Secure gated entrance to a landscaped private driveway
- Superb location within Fota Island Resort which is adjacent to the Fota Island Golf Course
- Within walking distance to Fota Wildlife Park
- 20 minutes' drive to Cork city centre
- Within easy access of Fota Train Station with services to Cork and Midleton
- Easy access to N25 road network

| RECEPTION HALLWAY

3.71m x 3.48m (12'1" x 11'4")

The welcoming and bright reception hallway has five recessed ceiling lights, timber parquet flooring, attractive plaster coving, ample power points and one radiator.



| GUEST W.C

1.5m x 1.68m (4'9" x 5'5")

The guest w.c features a two piece suite, one frosted window to the front of the property, fully tiled floor and walls, one wall-mounted mirror, one heated towel rail and three recessed ceiling lights.

| OPEN PLAN KITCHEN/DINING/LIVING AREA

Throughout the entire kitchen/dining/living area there is attractive plaster coving.

LIVING ROOM

4.9m x 4.58m (16'0" x 15'0")

This superb, spacious room has an attractive feature bay window overlooking the front of the property which allows extensive natural light to flood the room. The room has four recessed ceiling lights, one radiator, carpet flooring, one feature fireplace with a granite hearth and timber effect gas fire insert. Two steps lead you from the living room to the kitchen/dining area.



DINING AREA

2.66m x 4.67m (8'7" x 15'3")

The dining area has one centre light piece, an attractive hardwood floor, ample power points, one radiator and a feature bay window which incorporates double doors leading you to the rear patio and onwards to the communal gardens.



KITCHEN

3.44m x 4.47m (11'2" x 14'6")

The kitchen has five recessed ceiling lights, one window to the rear of the property, beautiful high quality fitted kitchen units at eye and floor level, a stainless steel sink, an AEG integrated dishwasher, one AEG fitted hob and extractor fan, an integrated fridge freezer, an integrated wine cooler, an integrated electric oven with warming drawer, an integrated coffee machine and an integrated microwave oven. Other features include one radiator and tiled flooring.



UTILITY ROOM

4.53m x 1.78m (14'8" x 5'8")

The utility room has built-in storage units, a fitted bench with one radiator beneath, a stainless steel sink, plumbing for a washing machine, tiled flooring, ample power points, one window to the rear of the property and a side door. There is an under stair storage area located just off the utility room which houses the hot water cylinder and pump.

BEDROOM 4

3.26m x 2.62m (10'6" x 8'5")

Located on the ground floor, this bedroom has attractive plaster coving, one centre light piece, a built-in wardrobe which includes a home safe, ample power points, one radiator and one window overlooking the front garden.



| STAIRS AND LANDING

4.38m x 3.47m (14'3" x 11'3")

The stairs and landing is carpeted throughout. At the top of the L shaped landing area there are eight recessed ceiling lights, one feature centre light piece, ample power points, carpet flooring, one window to the front of the property and one window to the side of the property. This landing area is very spacious and could be utilised as a home office area or developed into an additional bedroom/living area if required.

| BEDROOM 1

3.44m x 4.6m (11'2" x 15'0")

This superb double bedroom has attractive plaster coving, three recessed ceiling lights, one feature centre light piece, one window overlooking the rear of the property, a fitted headboard with fitted shelves, a large built-in wardrobe with home safe and built-in trouser press, carpet flooring, one radiator and ample power points. A door from this bedroom allows access to the ensuite.



| ENSUITE 1

3.41m x 1.78m (11'1" x 5'8")

This ensuite features a four piece suite including twin wash hand basins, one window to the rear of the property, three recessed ceiling lights, one extractor fan, fully tiled floor and walls, one heated towel rail, wall mounted mirrors and one radiator.



| BEDROOM 2

3.46m x 4.24m (11'3" x 13'9")

This double bedroom has attractive plaster coving, one centre light piece, one window overlooking the rear of the property, a fitted headboard, a large built-in wardrobe with home safe, carpet flooring, one radiator and ample power points. A door from this bedroom allows access to the second en suite.



| ENSUITE 2

0.95m x 2.8m (3'1" x 9'1")

This ensuite features a three piece suite including a shower enclosure, one window to the side of the property, three recessed ceiling lights, one extractor fan, fully tiled floor and walls, one heated towel rail, wall mounted mirror and one radiator.



| BEDROOM 3

3.24m x 4.24m (10'6" x 13'9")

This double bedroom has attractive plaster coving, one centre light piece, one window overlooking the front of the property, a fitted headboard, a large built-in wardrobe with home safe, carpet flooring, one radiator and ample power points.



| BATHROOM

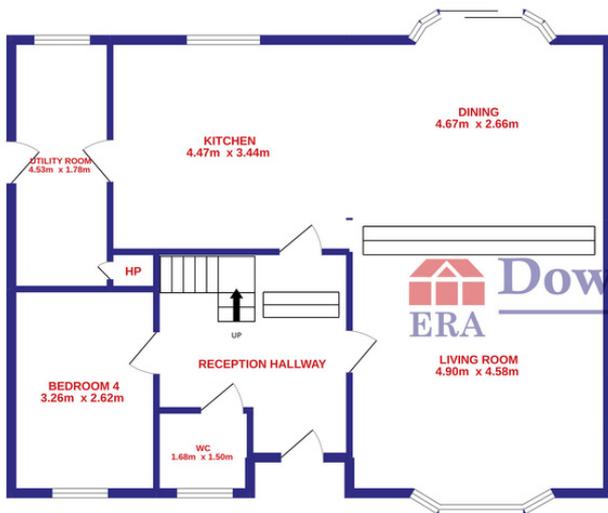
2.02m x 2.95m (6'6" x 9'6")

The main bathroom features a four piece suite including twin wash hand basins, one frosted window to the front of the property, five recessed ceiling lights, one extractor fan, fully tiled floor and walls, one heated towel rail, wall mounted mirrors and one radiator.



| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



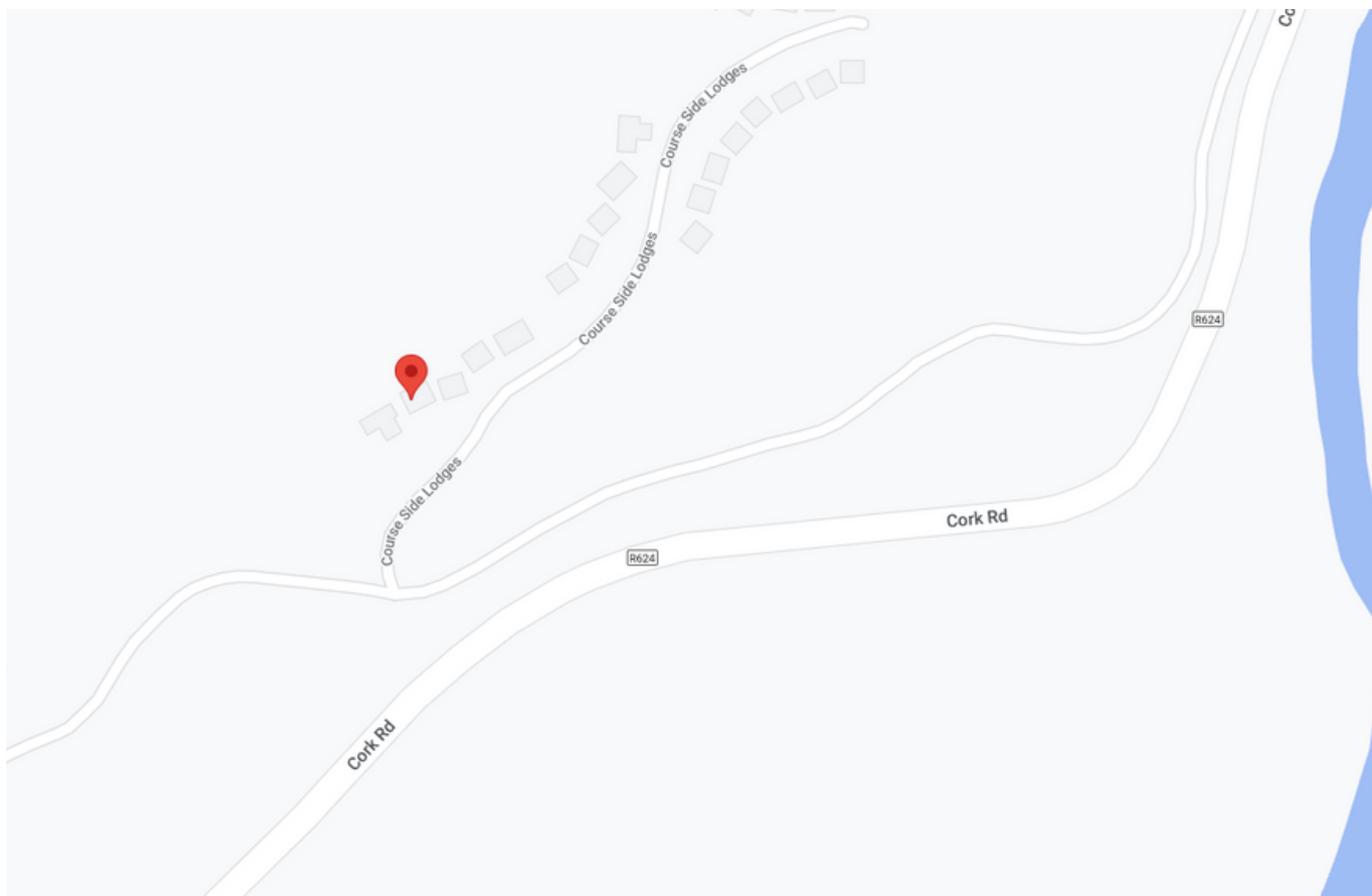
TOTAL FLOOR AREA : 178.3 sq.m. approx.

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 T45 K236 for directions.



| ALL ENQUIRIES TO:

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