

Orchard House, Sleaveen East, Macroom, Cork



For sale by online auction at 12.00pm on Friday 10th May 2024 - see www.eracork.ie. Suitable for cash buyers only.

ERA Downey McCarthy Auctioneers are delighted to present to the market this superb four bedroom detached home situated on a secluded and tranquil site just a 5 minutes' drive from Macroom town centre. The property benefits from spacious living and bedroom accommodation as well as a fantastic conservatory area sure to be the heart of the home. Viewing highly recommended.

Accommodation consists of porch, reception hallway, living room, open plan kitchen/dining area, conservatory, sitting room, utility room and w.c located on the ground floor. Upstairs the property offers four spacious bedrooms, two ensuites and the main family bathroom.

AMV: €200,000

BER B3

60 South Mall, Cork.

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PSRA No. 002584

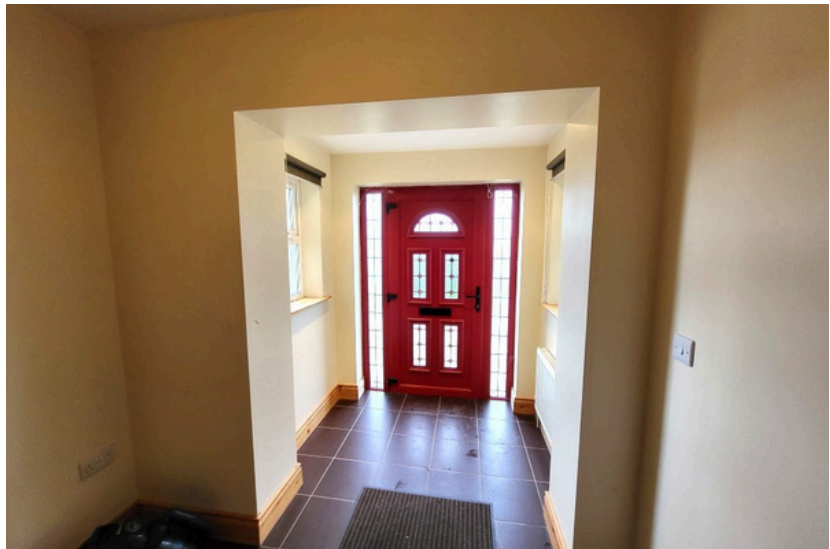
| FEATURES

- **Please note: a well will need to be bored for water supply**
- Approx. 212.21 Sq. M. / 2,284 Sq. Ft.
- Built in 2008
- BER B3
- Oil fired central heating
- PVC double glazed windows
- Four bedrooms
- Superb conservatory
- Modern décor throughout
- Rental potential of €1,600 p/m
- 5 minutes' drive to Macroom town centre and all amenities including schools, shops, supermarkets, restaurants, bars, gyms
- 35 minutes' drive to Cork city centre
- Easy access to the N22 road network and new Macroom Bypass

| PORCH

1.09m x 1.83m (3'5" x 6'0")

A welcoming and light filled porch area has modern tiled flooring, one radiator, new PVC door with glass panelling and windows to each side. An opening allows access directly to the reception hallway.



| RECEPTION HALLWAY

8.2m x 2.41m (26'9" x 7'9")

The spacious reception hallway has modern tiled flooring, two light pieces, ample power points, solid doors leading to all rooms and a glass door at the rear leading to the garden.



| LIVING ROOM

4.33m x 4.54m (14'2" x 14'8")

A spacious living room has one large window to the front of the property allowing extensive natural light to flood the area. The room has laminate timber flooring, ample power points, one radiator, one centre light piece, one wall-mounted light piece and a feature fireplace. French double doors allow access to the open plan kitchen/dining area.



| KITCHEN/DINING

3.64m x 6.95m (11'9" x 22'8")

This superb room has two large windows to the rear of the property, one centre light piece, one radiator, modern tiled flooring and recessed spot lighting throughout. The kitchen features modern fitted units at eye and floor level with extensive worktop counter and tiled splashback, double oven, hob, plumbing for a dishwasher, integrated fridge freezer, stainless steel sink. French double doors allow access to a fantastic conservatory located at the side of the property.



| CONSERVATORY/SUN ROOM

4.02m x 3.93m (13'1" x 12'8")

This beautiful room is triple aspect with windows to all sides, allowing an abundance of natural light to flow throughout. There is laminate timber flooring, recessed spot lighting, one centre light piece, one radiator, ample power points and glass double doors leading to the rear of the property.



| SITTING ROOM

4.13m x 4.81m (13'5" x 15'7")

The sitting room has one window to the front of the property, laminate timber flooring, ample power points, one radiator, one centre light piece, one wall-mounted light piece and a feature fireplace.

| UTILITY ROOM

3.8m x 3.67m (12'4" x 12'0")

The utility room has a continuation of the modern tiling throughout, washing machine, sink, one centre light piece, one radiator, tumble dryer, storage space and one window to the rear of the property. The hot press is housed within this room.



| GROUND FLOOR W.C

1.3m x 2.16m (4'2" x 7'0")

This w.c features a two piece suite, floor and wall tiling, one frosted window to the rear of the property, one centre light piece and one radiator.



| STAIRS AND LANDING

The stairs and landing has laminate timber flooring throughout. At the top of the landing there is one window to the front of the property, one centre light piece, one radiator, ample power points and a Stira staircase allowing access to the attic. There is sufficient landing space which could be utilised as a home office if required.



| BEDROOM 1

4.36m x 3.08m (14'3" x 10'1")

This spacious double bedroom has laminate timber flooring, one radiator, one centre light piece, ample power points and a window to the front of the property. A door allows access to the ensuite.



| ENSUITE 1

3.49m x 1.32m (11'4" x 4'3")

The ensuite features a three piece suite, one window to the side of the property, floor and wall tiling, one radiator and one centre light piece.



| BEDROOM 2

4.29m x 3.65m (14'0" x 11'9")

This double bedroom has laminate timber flooring, one radiator, one centre light piece, built-in wardrobe, ample power points and a large window to the front of the property. A door allows access to the ensuite.



| ENSUITE 2

3.41m x 1.32m (11'1" x 4'3")

The ensuite features a three piece suite, a Velux window, floor and wall tiling, one radiator and one centre light piece.



| BEDROOM 3

3.62m x 3.42m (11'8" x 11'2")

This large bedroom has laminate timber flooring, one radiator, one centre light piece, built-in wardrobe, ample power points and a window to the rear of the property.



| BEDROOM 4

3.7m x 4.69m (12'1" x 15'3")

This bedroom has laminate timber flooring, one centre light piece, one radiator, ample power points and a window to the rear of the property.



| MAIN BATHROOM

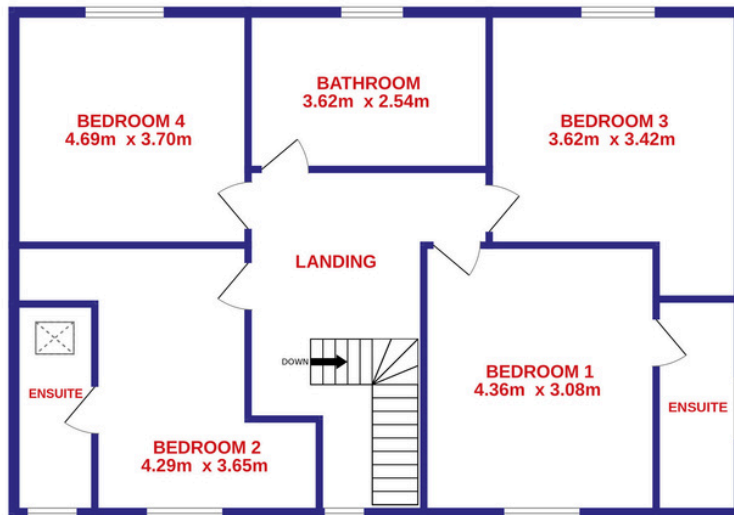
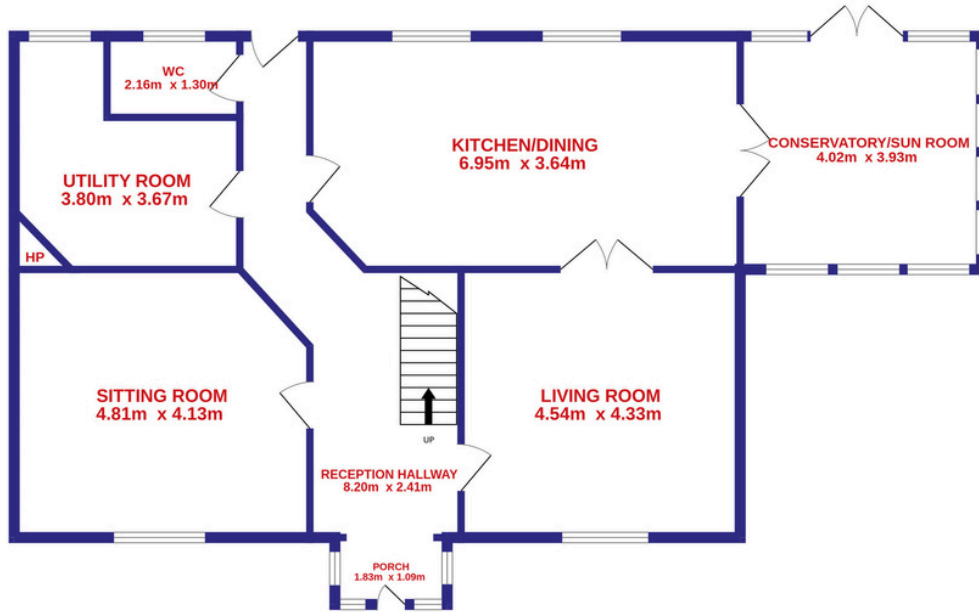
2.54m x 3.62m (8'3" x 11'8")

The main family bathroom features a four piece suite, floor and wall tiling, one centre light piece, one window to the rear of the property and one radiator.



FLOOR PLAN

GROUND FLOOR

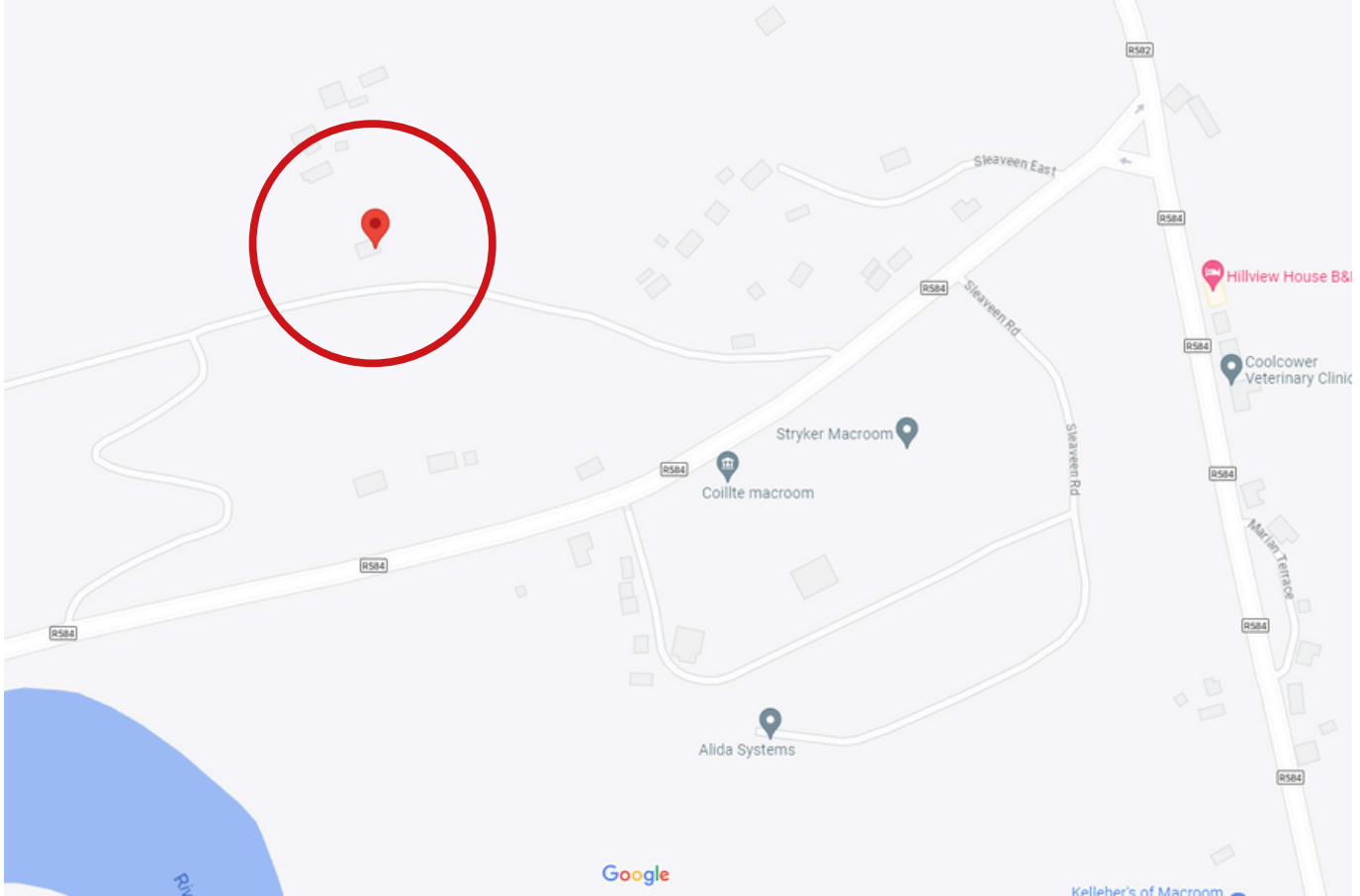


TOTAL FLOOR AREA : 212.2 sq.m. approx.

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 P12 H925 for directions.



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THE PEOPLE YOU CAN TRUST

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