

## Windy Heights, Kerry Pike, Cork



ERA Downey McCarthy are delighted to present to the market this super detached property that has been very well maintained by its present owner. Positioned on a generous site of half an acre, the property has obvious scope for further extensions subject to the relevant planning permission being granted. A South facing garden to the front the property is well back from the main road.



€250,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway

The first door on the left of the hallway is the sitting room.

- Sitting Room 4.19m x 3.34m

This room has a marble fireplace with a natural gas fire insert. A large PVC window overlooks the side of the property that holds fantastic views of the surrounding countryside and the nearby GAA pitch. Features of the room include one large radiator, two wall lights on the chimney breast and carpet flooring.



- Dining Room 3.76m x 3.74m

One large window overlooks the front of the property. Features of the room include one radiator, laminate timber flooring and a florescent light fitting. An open archway allows access to the ground floor bedroom, the bathroom and a storage area under the stairs.

- Kitchen 2.62m x 3.77m

Fully fitted kitchen units at eye and floor level. The kitchen has space for a fridge freezer, electric oven, double oven and hob. There is also plumbing for a dishwasher and some storage presses which are ideal for kitchen accessories and ware. The area has a vinyl floor, a glass panel door leads out to the back of the property and a stairs leads up to the first floor.



- Bedroom 1 3.29m x 2.89m

This is the ground floor bedroom of the property with one window overlooking the front. The room has a fitted wardrobes, one radiator, one centre light piece and carpet flooring. The room also gives access to a

storage area under the stairs which is ideal for the ironing board, Hoover etc.



- Downstairs W.C                      3.3m x 1.99m  
This W.C was previously plumbed for a shower but now houses the gas boiler and washing machine. Features include one W.C, one wash hand basin, one window overlooks the side of the property and a vinyl floor.
- Main Bathroom                      1.67m x 1.63m  
At the turn of the stairs we have the main bathroom. This bathroom has a sunken bath, a wash hand basin, one W.C, a Mira electric shower, fully tiled walls and floors, in-set mirror and one light fitting. One window overlooks the rear of the property.
- Stairs and landing                      2.65m x 1.46m  
The stairs are fully carpeted leading to the first floor landing. One large window overlooks the front of the property and the landing has one light fitting and carpet flooring. Solid doors lead into three bedrooms. The other side of the landing measures 3.77 x 1.3 m and this has a long window overlooking the front of the property, allows in plenty of natural daylight as it is south facing and it gives great views over to Kerry Pike. This part of the landing leads to the largest bedroom, bedroom no. 2
- Bedroom 2                      3.52m x 5.1m  
A fine double room with built-in wardrobes and allows access into the eaves of the attic. One large window overlooks the side of the property with views over the GAA pitch and another window overlooks the front. Features include carpet flooring, one radiator and a centre light fitting.



- Bedroom 3 3.76m x 3.71m
- Bedroom 4 4.5m x 2.47m

This bedroom has built-in wardrobes, one centre light fitting, one radiator and carpet flooring.

A spacious single bedroom with one large window overlooking the side of the property. Features include one radiator, one centre light fitting, storage and a laminate wooden floor.

## Features

- Approx. 103.61 m<sup>2</sup> / 1115 ft<sup>2</sup>
- Site measure circa half an acre
- Natural Gas fired central heating
- PVC Double glazed windows
- Detached property
- Large front garden
- Future development potential subject to planning permission



Michael Downey  
60 South Mall, Cork  
087 7777117  
michael@eracork.ie

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 and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.



€250,000

PSRA Licence No. 002584