



Downey McCarthy

....the people you can trust

Curra House, Curra Woods, Riverstick, Co. Cork



ERA Downey McCarthy are delighted to offer to the market this superbly presented five bedroom, detached property situated on a spacious site in a mature and quiet cul-de-sac in Riverstick, Cork. Finished to immaculate standard throughout and enjoying an enclosed, private garden, this beautiful property offers buyers the opportunity to acquire a substantial family home in a convenient setting. The village's amenities and services are all within walking distance including shops, pharmacies, pubs, church and sports facilities. Kinsale town centre and Cork International Airport are both only a 10 minute commute, while Cork city centre is just c.15km from this location.

Viewing is essential to appreciate what this fine property has to offer.

AMV: €625,000

60 South Mall, Cork.

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PSRA No. 002584

Briefly, accommodation consists of reception hallway, guest w.c, living room, open plan kitchen/dining/conservatory, dining room, games room, play room/den, utility room and family room/home office on the ground floor. Upstairs the property offers three spacious bedrooms, two en suites and the main family bathroom. At dormer level there are two additional rooms and a central landing area.



FEATURES

- Approx. 232.54 Sq. M / 2,503 Sq. Ft (including converted attic)
- Garage approx. 19.82 Sq. M. / 213.31 Sq. Ft.
- Site size 0.21 Ha (0.52 acre)
- Built in 2004
- BER B3
- PVC Double glazed windows
- 5 spacious bedrooms
- Attractive décor throughout
- Converted attic space
- Accessed via automated gates
- Superb private gardens surrounding the entire property
- Detached garage ideal for storage
- Within walking distance of Riverstick village and its amenities
- C.15km drive to Cork city centre
- 10 minutes from Kinsale town and Cork Airport
- Easy access to beaches including The Dock Beach, Fountainstown and Myrtleville
- Convenient to primary schools in Belgooly
- Convenient to secondary schools in Cork City, Bandon, Kinsale and Carrigaline
- On the 226 and 226X bus routes servicing Kinsale, Cork City, Cork Airport
- Private parking

Disclaimer: 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.

| RECEPTION HALLWAY

3.83m x 2.34m (12'5" x 7'6")

This welcoming reception hallway has two wall-mounted light pieces, one radiator, power points throughout, a telephone point and attractive timber flooring throughout. A door allows access to the guest w.c situated underneath the staircase.



| GUEST W.C

1.52m x 0.76m (4'9" x 2'4")

The guest w.c features a two piece suite, fully tiled floor and walls, one recessed ceiling light and one extractor fan.

| LIVING ROOM

4.57m x 3.59m (14'9" x 11'7")

This superb and spacious main living room has one feature bay window to the front of the property which allows extensive natural light to flood the room. The room has one centre light piece, two wall-mounted light pieces, an attractive marble and cast-iron surround fireplace, ample power points, one radiator and a continuation of the timber flooring.



| OPEN PLAN KITCHEN/DINING/CONSERVATORY

KITCHEN/DINING

4.57m x 6.07m (14'9" x 19'9")

The kitchen/dining area is double aspect with one window overlooking the rear of the property and one window to the side. The room has ten recessed ceiling lights, one radiator, modern fitted units at eye and floor level with attractive granite worktop counter and tiled splashback, one central island unit, integrated electric hob, integrated electric oven, integrated dishwasher, ample power points and timber flooring. Double doors from this room lead to the dining room.



CONSERVATORY

3.48m x 2.75m (11'4" x 9'0")

This area has a pitched ceiling, double doors to the side of the property and two Velux windows allowing an abundance of natural light into the room.



| DINING ROOM

3.36m x 3.58m (11'0" x 11'7")

The dining room has one window overlooking the rear garden, one centre light piece, one radiator, ample power points and attractive timber flooring.



| BAR/HOME OFFICE

5.1m x 3.37m (16'7" x 11'0")

This room is dual aspect with one window to the front of the property and one window to the rear. There is access to an attic, one centre light piece, one radiator, ample power points and timber flooring. It is currently in use as a games room/bar but could easily be used as a home office.



| BEDROOM 5

2.75m x 3.38m (9'0" x 11'0")

This room has one window to the front of the property, one centre light piece, one radiator, ample power points and timber flooring.



| UTILITY ROOM

2.23m x 3.38m (7'3" x 11'0")

The utility room has access to the attic, built-in storage units at eye and floor level, a stainless steel sink, plumbing for a washing machine, plumbing for a dryer, one radiator, power points, tiled flooring and a door allowing access to the rear garden.



| BEDROOM 4

3.4m x 3.6m (11'1" x 11'8")

This double room has one window to the front of the property, built-in wardrobe, timber flooring and ample power points.



| STAIRS AND LANDING

4.92m x 2.2m (16'1" x 7'2")

The stairs and landing are fully carpeted throughout. At the top of the landing there are six recessed ceiling lights, one feature arched window to the front of the property, power points and one radiator. The hot press can be accessed from here.



| BEDROOM 1

5.72m x 3.6m (18'7" x 11'8")

This superb and spacious double bedroom has six recessed ceiling lights, one window overlooking the front of the property, ample power points, two radiator, an alarm control panel, and tongued and grooved timber flooring. A door allows access to the en suite bathroom.



| EN SUITE 1

2.75m x 0.89m (9'0" x 2'9")

This en suite bathroom features a three piece suite including a shower cubicle with a Mira Elite 2 electric shower, one window to the side of the property, fully tiled floor and walls, one centre light piece, one wall-mounted mirrored storage cabinet and one radiator.



| WALK-IN WARDROBE

2.24m x 3.22m (7'3" x 10'5")

Located within Bedroom 1 this walk-in wardrobe has built-in storage units to all sides, one centre light piece, one window to the rear of the property and one radiator.



| BEDROOM 2

3.68m x 3.74m (12'0" x 12'2")

This room has one window overlooking the front of the property, one centre light piece, one radiator, tongued and grooved timber flooring, power points and a wardrobe/storage unit.



| EN SUITE 2

0.89m x 2.8m (2'9" x 9'1")

The en suite features a three piece suite including a shower enclose incorporating a Triton AS2000XT electric shower, one window to the side of the property, fully tiled floor and walls, one centre light piece, one radiator and one wall-mounted mirror and shelf.



| BEDROOM 3

3.25m x 3.74m (10'6" x 12'2")

This double bedroom has one window to the rear of the property, one centre light piece, one radiator, one storage unit, ample power points and tongued and grooved timber flooring.



| BATHROOM

2.22m x 2.34m (7'2" x 7'6")

The main family bathroom features a four piece suite including a Triton Aqua Sensation electric shower fitted over a Jacuzzi bath, one window to the rear of the property, one centre light piece, fully tiled floor and walls, one radiator, one storage unit and one wall-mounted mirror with two recessed lights.



| STAIRS TO DORMER LEVEL

Stairs from the first floor landing lead to the top dormer level/converted attic space.

| ROOM 1

4.47m x 3.9m (14'6" x 12'7")

This room has two Velux windows, power points throughout, one centre light piece, one radiator and tongued and grooved timber flooring.



| CENTRAL LANDING

2.08m x 1.3m (6'8" x 4'2")

This central landing area has one Velux window and carpet flooring.

| ROOM 2

4.49m x 2.45m (14'7" x 8'0")

This room has two Velux windows, power points throughout, one centre light piece, one radiator and tongued and grooved timber flooring.



| GARAGE

5.52m x 3.59m (18'1" x 11'7")

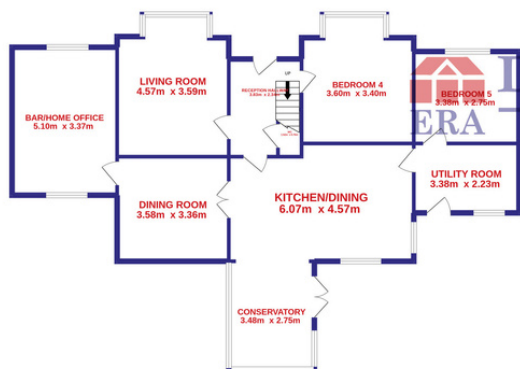
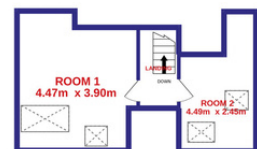
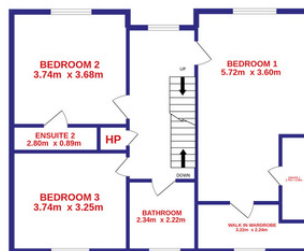
The garage is detached from the main property and is located in the front garden. This garage has been well finished and has power points, alarm control panel, access hatch to an attic, one window, double doors and one side door.

| FLOOR PLAN

GROUND FLOOR

1ST FLOOR

DORMER LEVEL

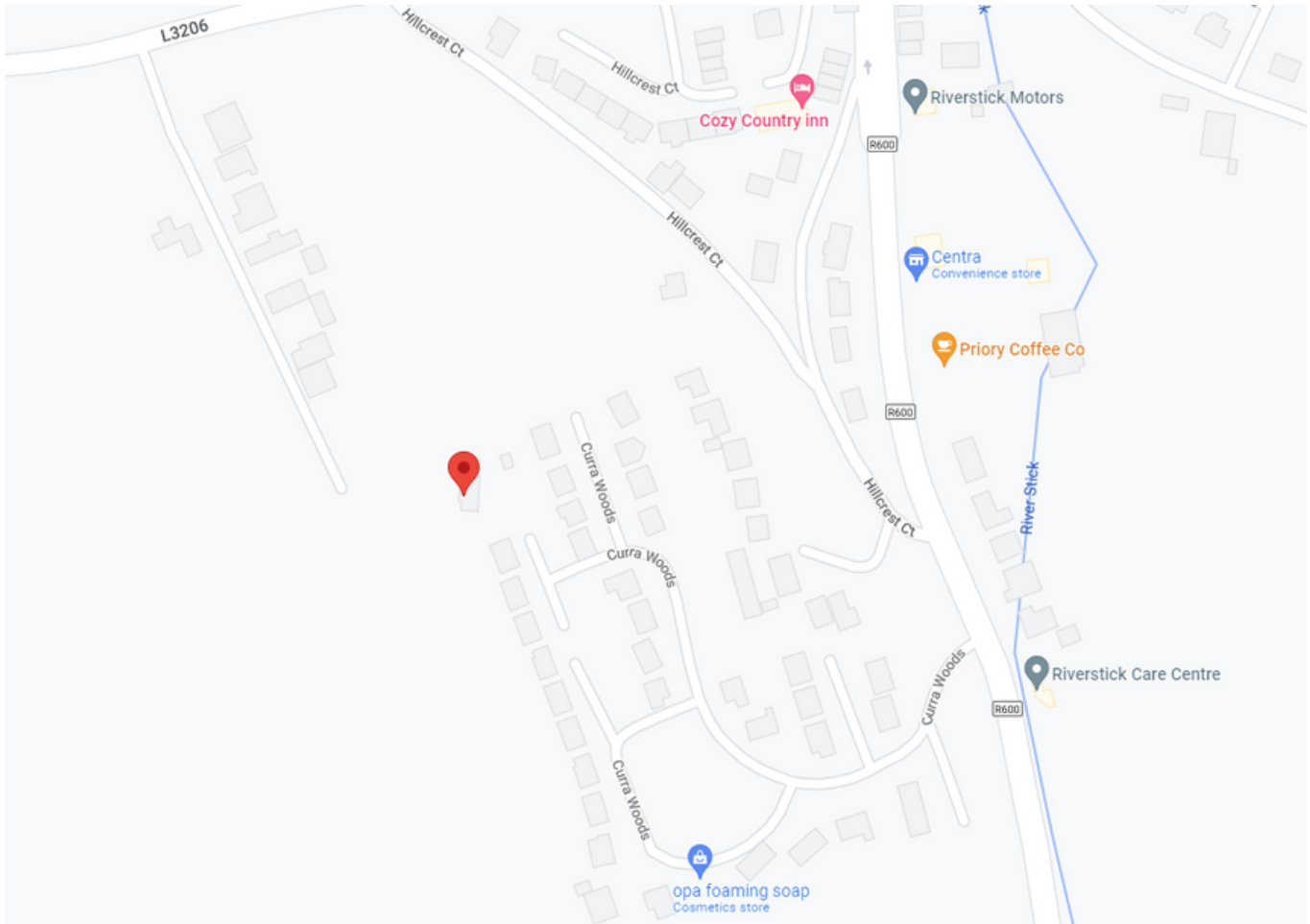


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| DIRECTIONS

Please see Eircode P43 H312 for directions.



| ALL ENQUIRIES TO:

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ERA *....the people you can trust*

Solicitor Details:

Daniel Johnson, Johnson & Co. Solicitors, Ballinlough, Cork

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