

64 Cluain Cairn Station Road, Carrigtwohill, Cork 



ERA Downey McCarthy are delighted to present to the market this superb 3 bedroom semi-detached property. This modern home benefits from it's close proximity to Carrigtwohill town and the railway station is within easy reach allowing regular access to Cork city.



AMV: €225,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 5.8m x 2.0m

A bright spacious hallway that has neutral décor and tile flooring. The area has one radiator, one thermostat control for the heating, two light fittings, two power points, and extensive under stair storage which has plumbing for a washing machine and space for a drier.

- Living Room 4.1m x 3.2m

The main living room has one window to the front of the property which includes a curtain rail and curtains. The room has high quality solid oak timber flooring, a gas stove, one light fitting, one radiator, four power points and one television point.



- Guest W.C. 1.4m x 1.4m

The w.c. has a two piece suite, tile flooring, one radiator, one light fitting and one extractor fan.

- Kitchen 3.3m x 3.4m

The kitchen features modern fitted units at eye and floor level in an L-shape, finished in a Prague Ivory colour scheme with a contrasting dark walnut worktop counter. Features include tile flooring, one window to the rear of the property with roller blind, one centre light fitting, one smoke alarm, an integrated breakfast counter. The kitchen has an integrated oven, hob, extractor fan, space for a fridge freezer and plumbing for a dishwasher. An open arch allows access from here into a dining /living area.



- Dining/Living Room 4.2m x 3.0m

The tile floor runs from the kitchen through to the dining/living room. Double doors at the rear of the room allow access to the rear garden and one large window to the side of the property floods the area with natural light. The room has one light fitting, one radiator, four power points and two television points.



- First floor Stairs and landing

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing is one light fitting, one smoke alarm, one window overlooking the front of the property, one radiator, two power points and a hot press area which is shelved for storage.

- Bedroom 1 3.6m x 3.2m

A large double bedroom that has one window overlooking the front of the property. The room has carpet flooring, built-in units from floor to ceiling, one light fitting, one radiator and four power points.

- Bedroom 2 3.7m x 3.2m

A spacious room with one window to the rear of the property which includes a curtain rail. The room has one light fitting, carpet flooring, built-in units from floor to ceiling, one radiator, four power points and a television point.

- Main Bathroom 2.0m x 1.9m

The bathroom features a three piece suite. The room has tile flooring, tiling around the shower, one window overlooking the rear of the property, one light fitting, one wall mounted light fitting, one radiator and one extractor fan.

- Second floor stairs and landing

This stairs and landing is fully carpeted throughout. The landing has one Velux window to the front of the property which floods the area with natural, one light fitting and one smoke alarm. A door from the room allows access into the main bedroom.

- Bedroom 3 (Main Bedroom) 6.1m x 3.5m

A superb main bedroom which features two large Velux windows to the front of the property with integrated black out blinds. The room has carpet flooring and attractive neutral décor. Features

include one light fitting, an impressive array of built-in units, access to the attic, one radiator, six power points, one television point and one telephone point. A door from the room allows access into the en-suite bathroom.



- En-Suite 3.4m x 1.8m


An en-suite bathroom featuring a two piece suite and a double corner shower area with a Triton Shannon electric shower. Features include tile flooring, tiling in the shower cubicle, one light fitting, one extractor fan, one wall mounted light piece, and one radiator.

Features

- 113.2 Sq. M / 1,218 Sq. Ft
- BER B3
- Built in 2005
- GFCH
- Double glazed windows
- Large rear garden
- Excellently located within a short stroll to Carrigtwohill train station and all local amenities

Directions

Please see Eircode T45 WY06 for directions.

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