



Downey McCarthy

...the people you can trust

35 Seanabothair, Killeens, Cork



ERA Downey McCarthy Auctioneers are delighted to offer to the market this immaculately presented three bedroom semi-detached family home ideally located within a quiet cul-de-sac in Killeens, Cork. This property is most convenient to Blarney, Blackpool Shopping Centre, Blackpool Retail Park, Apple HQ and all local amenities. Killeens is just off the N20 road network and it is on the 215 bus route serving Blarney/Tower, Cork City Centre and Mahon Point.



AMV: €295,000



60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 91.96 Sq. M / 990 Sq. Ft.
- Built in 2003
- BER C2
- Double glazed windows
- Brand new laminate timber flooring on ground floor
- All newly fitted carpet and vinyl flooring on first floor
- Three bedrooms
- Mature residential estate
- Superb rear garden
- Easy access to the N20 road network
- 5 minutes' drive to Blarney
- 5 minutes' drive to Cork city centre

| RECEPTION HALLWAY

4.78m x 2.09m (15'6" x 6'8")

An open porch leads you to a timber frame door with glass panelling which allows access to the welcoming reception hallway. The hallway has new laminate timber flooring, one radiator, one centre light piece and one power point. There is storage space underneath the stairs with one centre light piece and plumbing for a washing machine. This space is plumbed for use as a guest w.c / additional bathroom downstairs if required.



| LIVING ROOM

4.77m x 2.97m (15'6" x 9'7")

The spacious living room boasts a superb bay window with blinds which allows extensive natural light to fill the room. There is one gas fireplace, new laminate timber flooring, one centre light piece, one radiator with radiator cover and ample power points.



| KITCHEN/DINING

3.53m x 5.2m (11'5" x 17'0")

The open plan kitchen/dining area has one large window to the rear of the property and a sliding door allowing access to a beautiful patio area and garden. The room has new laminate timber flooring throughout, two light pieces, one radiator and ample power points. The kitchen has modern fitted units at eye and floor level, a dishwasher, a gas hob and oven.



| STAIRS AND LANDING

3.34m x 1.94m (10'9" x 6'3")

The stairs and landing has newly fitted carpet flooring throughout. The landing area has one window to the side of the property, one centre light piece and a Stira staircase allowing access to the attic. The hot press is located off the landing and has ample storage space.



| BEDROOM 1

3.68m x 3.27m (12'0" x 10'7")

This spacious double bedroom has newly fitted carpet flooring, built-in wardrobe, one radiator, one centre light piece, ample power points and one window to the rear of the property including blinds. A door allows access to an ensuite.



| ENSUITE

0.88m x 2.58m (2'8" x 8'4")

The ensuite features a three piece suite, new vinyl floor covering, one extractor fan and one centre light piece.



| BEDROOM 2

3.66m x 3.27m (12'0" x 10'7")

A spacious double bedroom has newly fitted carpet flooring, one radiator, one centre light piece, ample power points and one window to the front of the property including blinds.



| BEDROOM 3

3.48m x 2.44m (11'4" x 8'0")

This large single bedroom has newly fitted carpet flooring, one radiator, one centre light piece, ample power points and one window to the front of the property including blinds.



| BATHROOM

2.41m x 1.91m (7'9" x 6'2")

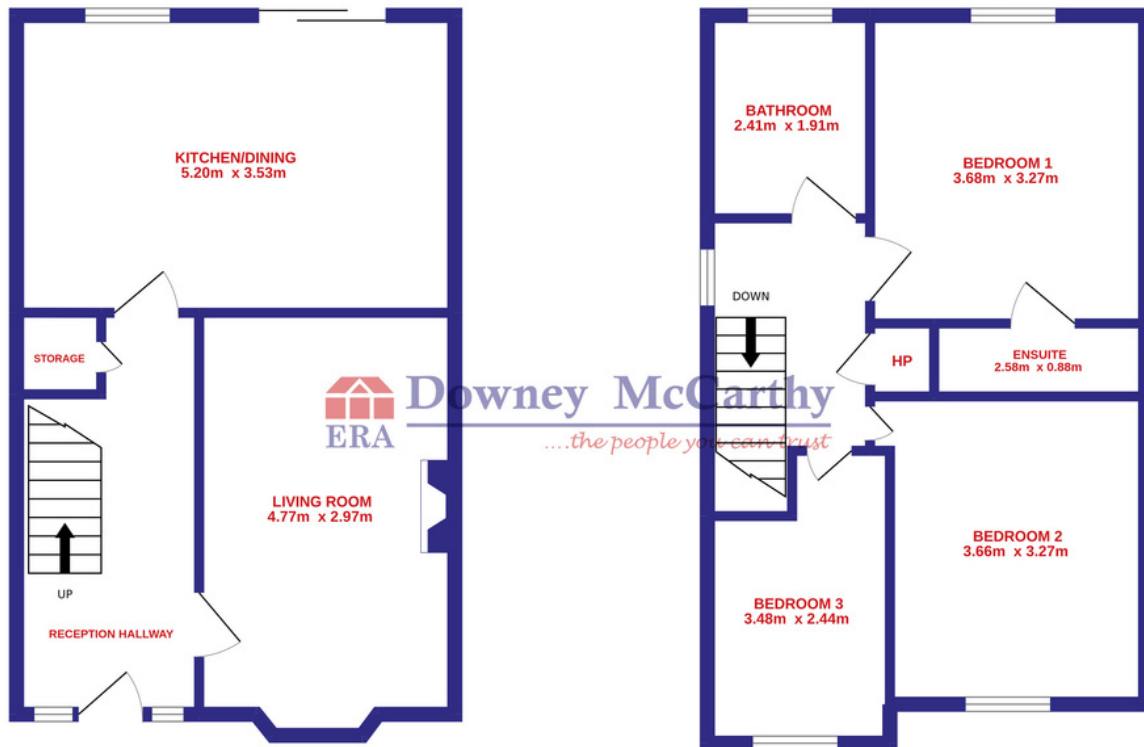
The main family bathroom features a four piece suite including a shower fitted over the bath, brand new vinyl flooring, one radiator and one centre light piece.



| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



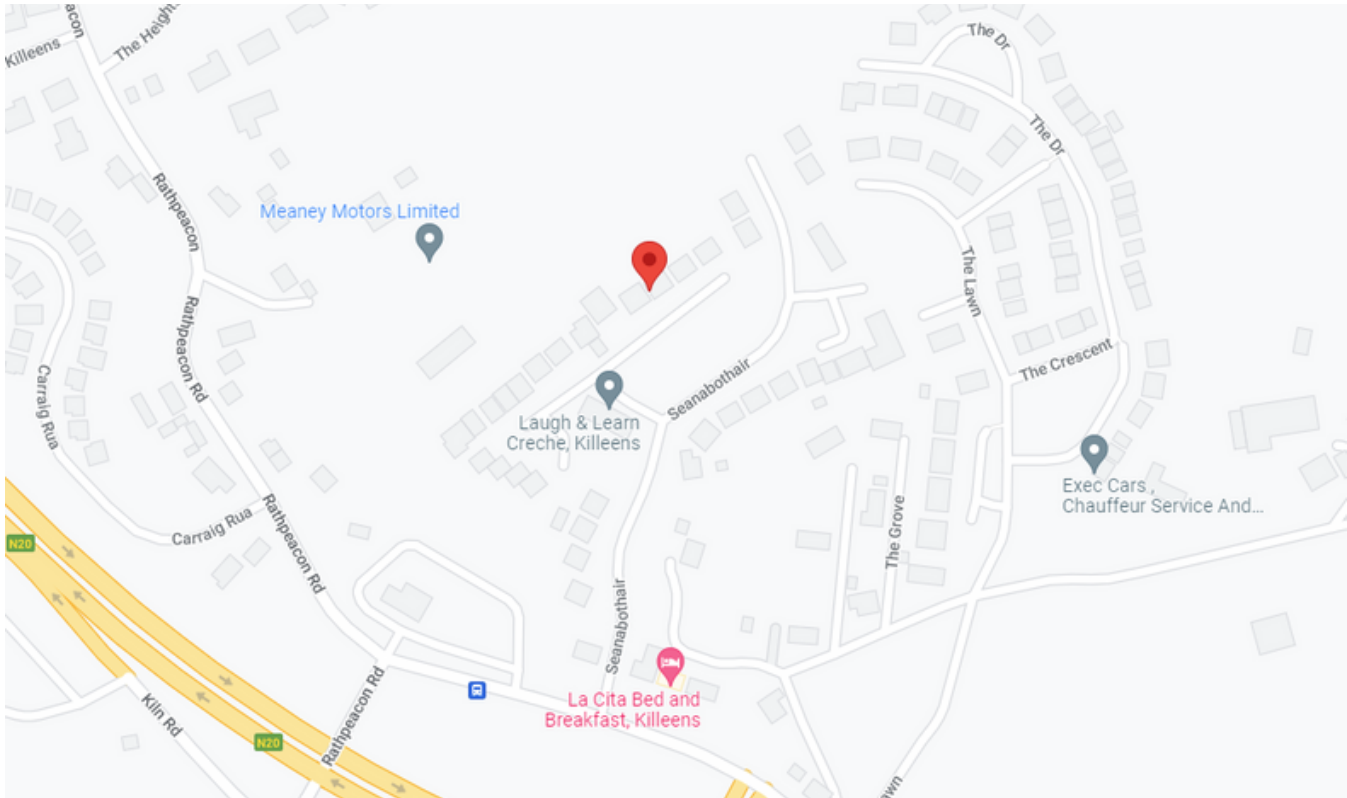
TOTAL FLOOR AREA : 92.0 sq.m. approx.

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 T23 YK44 for directions.



| ALL ENQUIRIES TO:

Michael Downey B.Comm, MIPAV, QFA
087 7777117
michael@eracork.ie



 **Downey McCarthy**
...the people you can trust



Caroline Downey BA, MSc, MIPAV MMCEPI
083 0255433
caroline@eracork.ie



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