

57 The Hamptons, Ard Cashel, Watergrasshill, Cork

BER B3



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this superbly appointed 3 bedroom semi detached property located in the highly desirable residential development of Ard Cashel, Watergrasshill. The property offers a host of modern tasteful interior finishes to include modern tile and timber flooring, a newly fitted high gloss kitchen and a newly refurbished guest w/c.



AMV: €230,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 6.67m x 1.8m

An open porch allows access to a composite front door with centre glass panelling and side panelling. A bright and spacious reception hallway has attractive modern décor with superb tile flooring. Features include one centre light piece, one large radiator, one thermostat control for the heating, two power points, two phone points, one alarm control point and a door allows access into the guest W.C.

- Guest W.C

This newly refurbished guest W.C features a two piece suite with modern tiling from floor to ceiling. The area has one centre light piece, one extractor fan and integrated storage under the sink.

- Living Room 4.47m x 3.44m

The main living room has a bay window to the front of the property which includes roller blind, curtain rail and curtain. The room has high quality laminate timber flooring, an electric insert fireplace, one centre light piece, one large radiator, six power points, one telephone point and one television point.



- Kitchen 3.9m x 2.52m

This magnificent kitchen features modern high gloss fitted units at eye and floor level in an L-shape with an extensive worktop counter and a tile splash back. The room has tile flooring throughout, one window to the rear of the property and a PVC door with glass paneling allows access to the rear garden.

The kitchen includes an integrated oven, hob, extractor fan, microwave, plumbing for a washing machine and a dishwasher. Other features include a stainless steel sink with drainer unit, one radiator and nine power points.



- Dining Room/Lounge 3.56m x 2.88m

A versatile room which could serve a multitude of uses has attractive décor with laminate timber flooring and a sliding door at the rear of the room allowing access to the garden. The room has one centre light piece, one large radiator and four power points.

- Stairs and landing

The stairs and landing has been fitted with new carpet flooring throughout. At the top of the landing there is one window to the side of the property, one centre light piece and an access hatch to the attic. There is a hot press which has been shelved for storage and thermostat control for the heating.

- Bedroom 1 4.37m x 3.1m

A large double room has one window to the front of the property which includes a roller blind, a curtain rail and curtains. The window overlooks the green area within the Hamptons and offers panoramic views over the surrounding countryside. The room has high quality carpet flooring, one centre light piece, one large radiator, six power points and a tv point. A door from the room allows access to an en suite bathroom.



- En Suite 0.9m x 2.65m

The en suite features a two piece suite with a corner shower area incorporating a Galaxy G7000X electric shower. The room has tile flooring, a tile

splash back, one centre light piece, one extractor fan, one wall mounted shelf and one radiator.

- Bedroom 2 2.88m x 3.1m This large double bedroom has one window to the rear of the property overlooking the rear garden with curtain rail and curtain. The room has carpet flooring, one radiator, wall mounted shelving and four power points.
- Bedroom 3 2.8m x 2.2m A large single room has one window to the front of the property including a curtain rail and curtains. The room has carpet flooring, one radiator, two power points and one centre light piece.
- Bathroom 1.77m x 1.98m The family bathroom features a three piece suite. The room has tile flooring and tiling surrounding the bath with a Triton T90 shower fitted over the bath. There is one window to the rear of the property, one centre light piece and one radiator.

Features

- Approx. 100.34 Sq.M/1080 Sq.Ft.
- Built in 2005
- BER B3
- New high gloss fitted kitchen
- Superb flooring throughout
- Newly refurbished Guest W/c
- Cavity walls and attic fully re-insulated in 2012
- Gas Fired Central Heating
- Generous size site with future development potential subject to planning permission
- Quiet cul de sac location overlooking a large green area
- Ideal first time buy
- 10 minute drive to Glanmire & 20 minutes to Cork city centre
- Located adjacent to the Cork to Dublin Motorway and inside the M8 toll
- All local amenities within walking distance
- Attic partly floored for storage

Directions

Please see Eircode T56 NN50 for directions.



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