

## 5 Manor Crescent, Thornbury View, Rochestown, Cork

BER C3



ERA Downey McCarthy are delighted to present to the market this fabulous 3 Bed semi detached bungalow complete with stunning views over Cork Harbour. No. 5 is situated on a beautiful mature site in this most desirable residential location and it has been really well cared for by its present owners



€295,000

PSRA Licence No. 002584

## Accommodation

- Porch 1.79m x 1.5m
- Hallway 7.39m x 1.02m
- Living Room 4.71m x 4.34m

The porch has a wooden floor and a doorway allowing access to the hallway.

A long hallway that allows access to all rooms in the property and just inside the porch there is an alarm panel and two coat rails, phone point, two power points. Features include two light fittings, a radiator, a radiator cover, thermostat control for the heating and a semi-solid wooden floor. The hallway also houses a smoke detector, power point, alarm sensors and a storage press. Solid doors lead into all rooms.

A very spacious living room with one large window overlooking the front. The room has one centre light fitting, decorative ceiling rose, an open fire with a marble fireplace, semi-solid wooden floor and one radiator. Attractive Double glass panel doors lead out to the kitchen/dining room.



- Kitchen/Dining Room 5.59m x 4.34m

Another spacious room with plenty of space for dining and the kitchen has fully built-in units at eye and floor level, including ample space for a fridge freezer. There is plumbing for a gas oven and for a washing machine and the kitchen window beholds an amazing harbour view out over Jacobs Island and out towards Cork Harbour. A glass panel door that makes the most of this view allows access to the rear. Other features of the kitchen include the gas boiler, large radiator, control points for the heating, tiled floor and recess lighting in the kitchen area.



- Bedroom 1 3.62m x 4.1m

A very spacious double bedroom with one large window overlooking those captivating views. Features include one centre light fitting, a semi-solid wooden floor, radiator and plenty of room for storage.



- Bedroom 2 3.69m x 3.53m

Another spacious double room this time the window overlooks the front of the property fitted with blind, curtain rail and curtain. Other features of the room include light fitting, radiator and a semi-solid wooden floor.



- Bedroom 3 3.88m x 2.66m

One window overlooks the side of the property with fitted roller blinds and curtains. A pull down ladder in this room allows access to the attic. The room has a solid wooden floor and one radiator.

- Family Bathroom 2.42m x 1.77m

A very well-appointed bathroom with one frosted window overlooking the back of the property. A Triton electric shower and a bath screen have been fitted over the bath. Other features include one wash hand basin, one W.C, heated towel rail and under floor heating under the tile flooring.





## Features

- 1,044 Sq. Ft. Approx.
- Top of the range condenser gas boiler
- Dual control for hot water & radiators
- BER B3 Rating
- 2 Double Bedrooms
- Newly tiled bathroom with underfloor heating
- Fantastic mature gardens
- Private secluded site
- Captivating views over Jacobs Island, Mahon point and Cork Harbour
- Attic is floored and is suitable for conversion subject to planning
- All new windows - triple glazed

## Directions

Proceed down Rochestown road until you reach the right turn for Coach hill, continue up the hill for 100 meters and take the left in through the main entrance of Thornbury View. Proceed along the main avenue and you will see the entrance to Manor Crescent on the left. No. 5 is on the left hand side with ERA Downey McCarthy sign displayed.



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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



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