

15 Abbotswood Avenue, Rochestown, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this pristine and most spacious four bedroom semi-detached property, located in the popular residential estate of Abbotswood Avenue, Rochestown. The property benefits from tasteful, modern, high quality finishes throughout, and offers a superb west facing rear aspect as well as its highly convenient location, with numerous amenities within easy reach.

Accommodation consists of reception hallway, spacious main living room, open plan kitchen/dining area, guest w.c, and utility room on the ground floor. Upstairs the property offers four bedrooms, an en suite bathroom, and the main family bathroom.

AMV: €525,000

BER B3

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PSRA No. 002584

| FEATURES

- Approx. 121.11 Sq. M. / 1,304 Sq. Ft.
- Built in the year 2000
- BER B3
- New combi gas boiler
- Four bedrooms
- Modern finishes throughout
- Custom fitted wooden venetian blinds throughout
- West facing rear garden
- Off street parking
- Mature sought after location
- Convenient to Mount Oval Village and Douglas
- Easy access to N28 road network and Jack Lynch Tunnel

| RECEPTION HALLWAY

5.01m x 2.47m (16'4" x 8'1")

A new Senator entrance door allows access to the reception hallway. The bright and welcoming reception hallway features attractive neutral décor, recessed spot lighting, one radiator behind a radiator cover and caramel oak flooring, a door allows access into the guest w.c.



| GUEST W.C

1.78m x 0.75m (5'8" x 2'4")

The guest w.c features a two piece suite, a frosted window to the side, a towel rail, one centre light fitting, tile splashback and tile flooring.



| LIVING ROOM

5.54m x 3.84m (18'1" x 12'5")

Double doors from the reception hallway allow access into the spacious main living room. The living room has one large window overlooking the front of the property, allowing in extensive natural light, and features custom fitted wooden venetian blinds. The room has a feature fireplace with Contura wood burning insert, a built-in display and storage unit, two light fittings and a solid wooden floor. Double doors allow access into the kitchen.



| KITCHEN/DINING

3.91m x 6.42m (12'8" x 21'0")

The open plan kitchen/dining area has been finished in very attractive decor, there is ample dining space, one window overlooking the rear garden, two light fittings, one large radiator and tile flooring. Senator treble glazed sliding glass doors lead out to the back garden.

The kitchen features modern fitted units at eye and floor level in a U-shape with extensive worktop counter and tile splashback. The kitchen includes an integrated oven/hob/extractor fan, space for a fridge freezer, plumbing for a dishwasher, and a stainless steel sink.

A door allows access into the utility room.



| UTILITY ROOM

1.67m x 1.4m (5'4" x 4'5")

The utility room features ample storage space, plumbing for a washing machine, worktop counter, one centre light fitting and tile flooring. A door with frosted glass panelling allows access to the side of the property.



| STAIRS AND LANDING

4.28m x 2.27m (14'0" x 7'4")

The staircase has a carpet runner leading up to the first floor landing. The landing has one feature window to the side of the property, carpet flooring, recessed spot lighting, access to a large hot press, and a Stira staircase allowing access to the attic.



| BEDROOM 1

4.07m x 3.66m (13'3" x 12'0")

A spacious main bedroom has one window overlooking the front of the property, extensive built-in units for storage, attractive neutral décor, one radiator and solid wooden flooring. A door allows access into the en suite.



| EN SUITE

2.82m x 1.33m (9'2" x 4'3")

The en suite features a three piece suite including a built-in shower cubicle incorporating a Mira electric shower. The room has fully tiled walls and floors, a heated towel rail, attractive neutral décor, and one central light fitting.



| BEDROOM 2

3.51m x 3.16m (11'5" x 10'3")

This double bedroom has attractive neutral décor, a built-in wardrobe unit, one window overlooking the rear of the property, radiator, centre light fitting and carpet flooring.



| BEDROOM 3

2.85m x 3.12m (9'3" x 10'2")

This double bedroom has one window overlooking the rear of the property, neutral décor, one radiator, one centre light fitting, space for a wardrobe unit and timber flooring.



| **BEDROOM 4**

2.22m x 2.25m (7'2" x 7'3")

This single bedroom/home office has a feature window overlooking the front of the property, one radiator, one central light fitting and timber flooring.



| **MAIN BATHROOM**

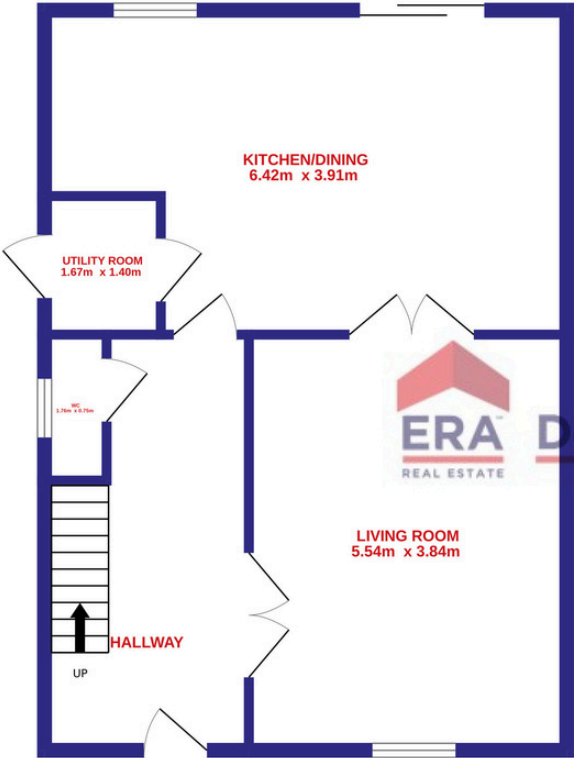
2.72m x 1.97m (8'9" x 6'4")

The beautifully appointed main family bathroom features a four piece suite including a mains operated shower fitted over the bath. The room has attractive floor and wall tiling, neutral décor, one centre light piece.

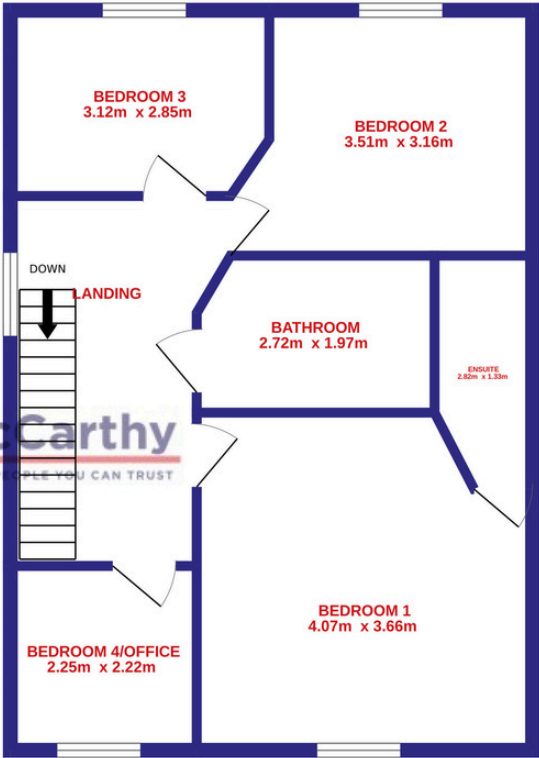


| FLOOR PLAN

GROUND FLOOR

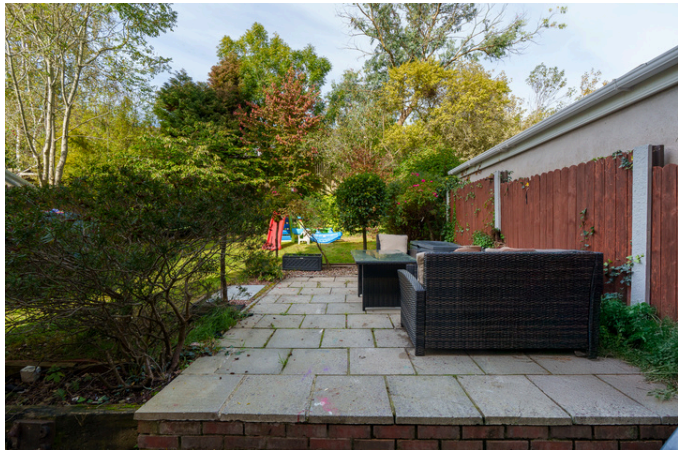


1ST FLOOR



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| GARDENS AND EXTERIOR



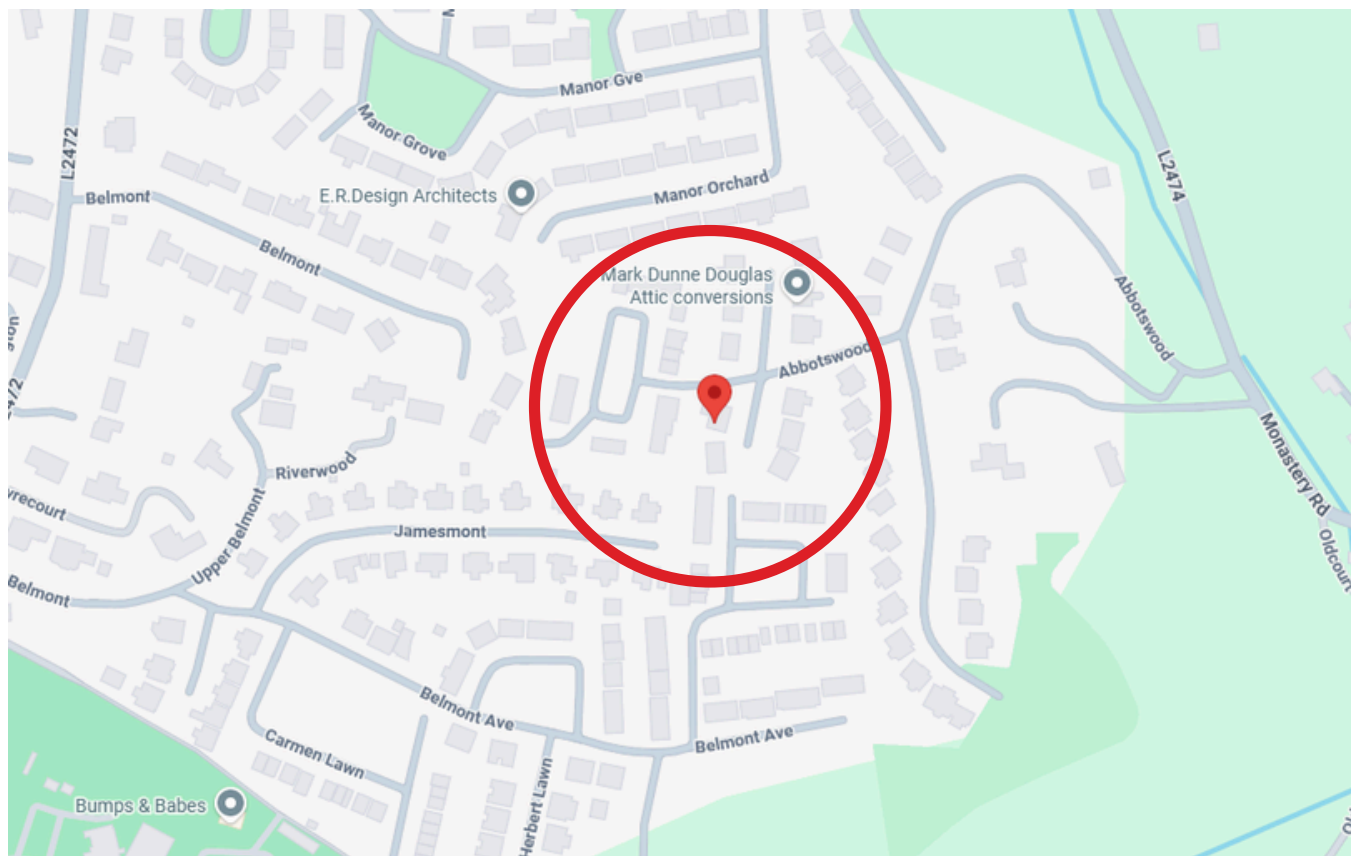
The front of the property has a tarmac driveway that can accommodate off street parking for two vehicles. There is mature hedging and a small garden area to the side.

A secure side gate allows access to the rear.

The rear of the property is fully enclosed to all sides with timber fencing and a block built wall. There is a superb patio area and a spacious garden that is laid to lawn, with mature shrubs and plants abounding. A timber shed is included as part of the sale which is ideal for storage.

| DIRECTIONS

Please see Eircode T12 F6CV for directions.



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