

## 39 Rockboro Heights, Carrigaline, Cork



Garry O'Donnell of ERA Downey McCarthy auctioneers is delighted to launch to the market this superbly presented three/four-bedroom semi-detached property positioned in the much sought-after development of Waterpark in Carrigaline. The property offers extensive living space on ground floor with well proportioned rooms in particular its magnificent open plan kitchen/dining/living area.



€245,000

PSRA Licence No. 002584

## Accommodation

- Porch
- Reception Hallway 4.35m x 1.93m
- Living Room 4.6m x 3.38m

A sliding door allows access to a porch area that has tile flooring and one centre light piece. This in turn leads to a teak door with side panelling.

A bright spacious reception hallway with attractive décor offers high quality semi-solid oak timber flooring. The area has one centre light piece, coving, one large radiator, one thermostat control for the heating, two power points, one phone point and extensive under stair storage.

A superb main living room with one window to the front of the property includes a roller blind, curtain rail and curtain. The room has attractive neutral décor, high quality semi-solid oak timber flooring, one centre light piece and an open fire place. Other features include coving, dado rail, one large radiator, four power points, one television points and double doors from the room allows access to an open plan kitchen/dining/living area.



- Kitchen/Dining/Living area 3.7m x 8.21m

A doorway off the hallway allows access to the kitchen. The kitchen is fitted with modern units at both eye and floor level, an extensive worktop counter with a tile splash back and integrated breakfast bar. Two windows look over the rear of the property both including roller blind which flood the room with natural light. Other features include a stainless-steel bowl and a half sink, an integrated oven, hob, extractor fan, space for a fridge freezer, plumbing for a dishwasher and tile flooring. The room has attractive décor, plentiful dining space, one large radiator, two phone points and the 9 power points.

The Dining/Living area is finished with semi solid oak timber flooring and attractive décor. A sliding door allows access to the rear garden and patio area. The area has one centre light piece, one radiator and four power points.



- Utility Room                      1.87m x 1.67m  
A doorway off the kitchen allows access to the utility room. The area has vinyl floor covering and a fitted work station area. The room has plumbing for a washing machine, space for a drier and the gas boiler is located in this area. Other features include one centre light piece, a teak door with glass panelling to the side of the property and access to the attic is gained from here. A door off the room allows access to a Guest W.C.
- Guest W.C  
The guest W/c has a two-piece suite with vinyl floor covering, one centre light piece and one extractor fan.
- Bedroom 4/Family Room              2.97m x 2.48m  
A versatile room that could serve a multitude of uses such as bedroom 4/family room/home office or play room. The room has one window to the front of the property with roller blind, curtain rail and curtain. The room is neatly decorated with coving, one centre light piece, carpet flooring, one radiator and four power point.
- Stairs and Landing  
The stairs and landing have been fitted with carpet flooring. The landing has one centre light piece, one smoke alarm, a hot press area which is shelved for storage, one thermostat control for the heating and a Stira stairs allows access to the attic.
- Bedroom 1                              3.53m x 3.33m  
A spacious double bedroom has one window to the front of the property which includes roller blind, curtain rail and curtain. The room has attractive décor with carpet flooring and an impressive array of built-in units from floor to ceiling. There is one centre light piece, one radiator, six power points and one television points.



- Bedroom 2 3.57m x 2.33m

A large double bedroom with one window looking over the rear garden includes a roller blind, curtain rail and curtains. The room has carpet flooring, attractive décor, one centre light piece, one large radiator and four power points.

- Bedroom 3 2.48m x 2.41m

A large single room has one window to the front of the property which includes a roller blind, curtain rail and curtain. The room has carpet flooring, attractive décor, one centre light piece, one large radiator, one wall mounted shelf and two power points.

- Family Bathroom 1.95m x 1.95m

A newly renovated bathroom has impressive modern tiling from the floor to ceiling and includes attractive border tiles. The room has one window to the rear of the property, a double shower area with a Mira Sport electric shower, a stainless steel heated towel rail and one centre light piece.

## Features

- Approx. 1,300 Sq Ft
- Double glazed windows
- Gas fired central heating
- Three/four bedroom property
- Mature sought after residential development
- Ideal first time buy/ family home
- Immaculately maintained throughout
- Modern and stylish interior finish



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