

**31 Bramble Lane, Castlelake, Carrigtwohill, Co. Cork** 



ERA Downey McCarthy are pleased to offer this 4 bedroomed semi detached home situated in a cul de sac, within walking distance of Aldi & Carrigtwohill village offering all essential amenities including shops, bars, restaurants, excellent schools, church, sporting facilities and bus and rail services. Castlelake is an unrivalled development of quality homes nestled among 40 acres of landscaped recreational areas and parks.



**A.M.V €250,000**

PSRA Licence No. 002584

## Accommodation

- Hallway 4.1m x 2.5m  
A PVC front door with centre glass paneling allows access into the hallway. Features include timber flooring, one centre light fitting, one radiator, storage area and solid doors lead to all rooms.
- Guest W.C 1.5m x 1.7m  
The guest w.c. has attractive décor, one wash hand basin, tiled flooring and one frosted window looking out over the front of the property.
- Living Room 4.7m x 3.7m  
This is a bright and spacious room with an attractive bay window. The room has laminate timber flooring and a feature stove. The room has one centre light fitting, one radiator, ample power points and one tv point.



- Utility Room 2.5m x 1.7m  
The utility room is plumbed for a washing machine and dryer, other features of the utility include tiled flooring, power points, shelving for storage and a PVC door with centre glass paneling which allows access to the rear garden.
- Kitchen 4.7m x 4.2m  
This spacious kitchen has timber flooring and has been fitted with solid pine kitchen units at eye and floor level. The area has extensive work top counter space and tiled splash back. There are two centre light fittings and one window overlooks the rear of the property with curtain rail and curtains. The kitchen is plumbed for a dishwasher, integrated extractor hood, includes one radiator and ample power points. There is also extensive dining space. A doorway off the kitchen/dining leads to the utility room.



- Dining Area 4.5m x 3.0m

Located off the kitchen, the dining area, with timber flooring, has extensive space for a dining table. There is one centre light fitting, one radiator and ample power points. French doors lead out to the rear garden.

- Stairs & Landing

The stairs and landing has been fitted with carpet flooring. At the top of the landing a window overlooks the side of the property. There is one centre light fitting, one smoke alarm and a hot press which is shelved for storage. Attic access is also gained from here.

- Bedroom 1 3.7m x 4.66m

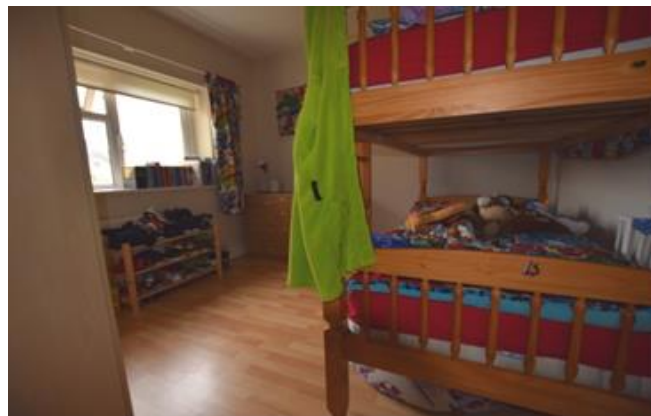
This spacious double bedroom has a feature bay window to the front of the property which includes a curtain rail. The room has timber flooring, one radiator, one centre light fitting, a television point and ample power points.

This bedroom also has an en-suite bathroom which is complete with a three piece suite to include a fully tiled shower cubicle, one w.c., wash hand basin, tiled flooring and shelving for storage.



- Bedroom 2 3.5m x 2.965m

This is a large double bedroom with one window overlooking the rear of the property. Blinds, curtain rail and curtains are included. The room has attractive décor, timber flooring, one centre light fitting, a large radiator and ample power points.



- Bedroom 3                      3.3m x 3.0m                      This spacious single bedroom is currently being used as a TV room. It has one window to the rear of the property which includes blinds, curtain rail and curtains. The room has timber flooring, one centre light fitting, one radiator & two power points.
- Bedroom 4                      2.9m x 2.384m                      Another spacious single bedroom, this room has one window overlooking the front of the property with blinds, curtain rail and curtains. Other features include timber flooring, one centre light fitting and ample power points.
- Bathroom                      1.795m x 2.151m                      The main family bathroom features a three piece suite which incorporates a shower over the bath. Attractively decorated the room has tiled flooring, one window overlooking the side of the property, one centre light fitting and one radiator.

## Features

- Built in 2006
- 1,313 ft<sup>2</sup>
- Located only 7 minutes from the Jack Lynch Tunnel and 5 minutes from Midleton
- Off street parking for two cars
- Maintenance free exterior brick at front of property
- Gas fired central heating
- Freehold title

## Directions

For directions use eircode T45 W825.

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