

## 11 The Cloisters, Ard Cashel, Watergrasshill, Cork



**Most stylish and deceptively spacious three bedroom town house offering any discerning buyer an ideal opportunity to acquire a turn key property in a quiet cul de sac location within the popular Ard Cashel development in Watergrasshill.**



€195,000

PSRA Licence No. 002584

## Accommodation

- Hallway 4.56m x 2.58m

The hallway has a stairway that turns over to the left hand side which leads upstairs, some storage space can be found under the stairs. The hallway has tiled flooring, a couple of power points, a radiator, a centre light fitting, alarm console point, coat rack, the ESB Service Board and the alarm panel are all housed in the hallway. Solid doors lead to all rooms.



- Guest W.C

Spacious ground floor bathroom has one W.C, a wash hand basin and there is enough space here for a washing machine and a dryer which are stacked and plumbed. There is a picture window overlooking the front, globe light fitting and fully tiled floor.

- Living Room 4.49m x 3.56m

A very spacious room with one large window overlooking the front of the property. The main feature here is the solid fuel burning stove. It is a very attractive and modern fitted stove and it provides a great sense of comfort to the room. There is a centre light fitting, solid wooden floor, a radiator, one television point and six power points.



- Kitchen/Dining Room 3.23m x 6.22m

On the left hand side of the room we've got fitted kitchen units at eye and floor level, an integrated fridge and freezer, an integrated oven, gas hob, there's an extractor fan over the hob, a stainless steel sink and one window overlooks the back of the property. The kitchen area also has tile splash back, space for a dishwasher, a counter island unit, plenty of worktop space and the gas boiler is also fitted here.

The dining area has french doors that lead out to the back, another window here allows in ample natural daylight. This room has a radiator, two spot lights and a tiled floor extends throughout the entire kitchen dining area.



- Landing 3.53m x 2.27m

A spacious landing with a centre light fitting, a pull down ladder allows access into the attic which is ideal for storage. The hot press is housed here, there is plenty of room within the hot press which has a pre-sealed tank, some fitted shelving and the immersion can be found here. Solid doors lead to all rooms.

- Bedroom 1 4.84m x 3.88m

Master Bedroom is En Suite. One large window overlooks the front of the property from this spacious double room. This room has one centre light fitting, a radiator, carbon monoxide alarm, four power points and carpet flooring.



- En Suite

The main bedroom en suite has a fitted and fully tiled shower cubicle with an electric shower, fully tiled floor, a wash hand basin, one W.C, a radiator, globe light fitting and an extractor fan.

- Bedroom 2                      3.88m x 2.83m

Another spacious double room this time with two windows overlooking the back, both with fitted curtain poles. The room has one radiator, a centre light fitting and carpet flooring.



- Bedroom 3                      2.72m x 2.43m

This single room has one large window that overlooks the front, a light fitting, radiator, two power points and carpet flooring. This room is spacious enough to take a small double bed so it is a very generous size single bed room.



- Bathroom                      2.25m x 1.86m

Here we have a fitted bath with fully tiled walls and the bath, shower off the mains. The room has one globe light fitting, one window over looks the back, one W.C, one wash hand basin, one radiator and a fully tiled floor.

## Features

- Approx 1,055 Sq.ft
- Built in 2006

- Natural Gas fired central heating
- Private rear garden
- Turn key condition throughout
- Stylish modern decor
- Cul de sac location

## Directions

From Cork City travel up the main Cork/Dublin Road heading for Watergrasshill. Take the first exit for Watergrasshill and proceed up the slip road to the roundabout. Take the 2nd exit and continue to the traffic lights and turn left heading for Glanmire/cork direction. Proceed circa 100 metres and take an immediate right into Ard Cashel. Continue along this road in the development passing the 'Hamptons'. The 'Cloisters' is located on your right hand side with a green area and Number 11 is located within the cul de sac (in the corner) with an ERA Downey McCarthy sign displayed

## Outside



Michael Downey  
60 South Mall, Cork  
087 7777117  
michael@eracork.ie



€195,000

PSRA Licence No. 002584