

Carsdon House, 1 Ard Na Ri, Pouladuff Road, Cork City, Cork



Garry O'Donnell of ERA Downey McCarthy auctioneers is delighted to launch to the market this impressive four bedroom detached property positioned in this much sought after and mature residential estate. The property benefits from its close proximity to all local amenities including UCC, Bon Secours Hospital, CUH/CUMH and the Wilton shopping centre and well proportioned accommodation.



€325,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 4.4m x 2.3m

A bright welcoming reception hallway features superb laminate timber flooring throughout. The area has one centre light piece, one large radiator, extensive under stair storage, one power point and one phone point.

- Living Room 7.8m x 3.6m

A superb living room offers a dual aspect with one window to the front of the property and a sliding door to the back of the property. Both windows include curtain rails and roller blinds. The room is beautifully presented offering attractive décor which includes high gloss laminate timber flooring. Features include two centre light piece, coving, one large radiator, eight power points and a television point.



- Kitchen/Dining Area 3.2m x 5.8m

The kitchen/dining area is located at the rear of the property and two windows both including roller blinds. The kitchen features high quality units at eye and floor level fitted in an L-shape. The kitchen units are finished in a Prague ivory colour scheme with contrasting walnut worktop counter and included within the kitchen are an integrated double oven, hob, extractor fan and dishwasher. The area has tile flooring, one centre light piece, coving, one radiator and the room includes eleven power points.

Steps off the kitchen/dining area allow access to the utility room.



- Utility Room 0.9m x 2.2m

A large utility room has tile flooring and one velux window. A teak door with glass centre paneling allows access to the rear yard. The utility room features plumbing for a washing machine, space for a drier, space for a freezer and a built in worktop counter.
 - Guest W.C 0.9m x 1.0m

The guest W.C features a two piece suite, tile flooring, one window to the front of the property and one centre light piece.
 - Lounge/Family Room 4.4m x 1.8m

Located off the hallway this versatile room can serve a multitude of uses. The room offers two feature stain glass windows to the front of the property and a serving hatch is located here from the kitchen/dining area. The room has carpet flooring, recess spot lighting, coving, one large radiator, two power points and one phone point.
 - Stairs and landing

The stairs and landing have been fitted with carpet flooring. At the top of the landing the property splits into two directions. To the left there are three bedrooms and a bathroom and located to the right hand side is the main bedroom suite.
 - Bedroom 1 3.7m x 3.6m

A large double bedroom has one window to the front of the property including a curtain rail and curtains. The room has attractive décor with high quality carpet flooring and impressive built-in units from floor to ceiling. Features include one centre light piece, coving, one radiator, seven power points and one phone point.
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- En Suite 2.0m x 3.6m

The en suite features a two piece suite and a corner shower area incorporating a pump action shower. The room has been recently modernized and features impressive tiling from the floor to ceiling.
 - Bedroom 2 3.6m x 3.2m

A spacious double bedroom has one window to the rear of the property which includes a curtain rail and curtains. The room has semi-solid oak timber flooring and built-in units from floor to

<ul style="list-style-type: none"> • Bedroom 3 	<p>3.6m x 3.2m</p>	<p>ceiling. There is one large radiator, one centre light piece and two power points.</p> <p>A large double bedroom has one window to the rear of the property which includes one roller blind, one curtain rail and curtains. The room has built-in units from floor to ceiling on both sides of the room, semi-solid oak timber flooring, one centre light piece, one radiator and one power point.</p>
<ul style="list-style-type: none"> • Bedroom 4 	<p>2.6m x 2.7m</p>	<p>A large single room has one window to the front of the property which includes a roller blind, curtain rail and curtains. The room has neutral décor, one centre light piece, built-in units from floor to ceiling, one radiator and one power point.</p>
<ul style="list-style-type: none"> • Main Bathroom 	<p>2.8m x 2.3m</p>	<p>The main bathroom features a four piece suite with a corner shower area incorporating a mains operated shower. The room has luxurious tiling from floor to ceiling and one window to the rear of the property with a venetian blind.</p>
<ul style="list-style-type: none"> • Converted Attic 	<p>3.7m x 6.4m</p>	<p>A spiral staircase from the landing allows access to the converted attic. The room itself has carpet flooring, two large radiators, a velux window to the side of the property, recess spot lighting, storage into the eaves, two power points and one television point.</p>

Features

- 162 m² / 1744 ft²
- BER B3
- Built in 1970
- Double glazed windows
- South facing rear aspect
- Oil condensing boiler
- Large attic conversion
- Four spacious bedrooms
- Superb modern en suite bathroom
- Modern fitted kitchen

Directions

Please see Eircode T12 P8E8 for directions



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