

Water Tower House, Shanakiel, Sundays Well, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this magnificent five bedroom detached home, that is immaculately presented, and which occupies a prominent position at the top of Shanakiel with a superb south facing back garden overlooking Cork City. This property extends to over 3,000 sq. ft of well-proportioned accommodation throughout. On the ground floor there is a wide reception hallway, family room, living room, study/formal dining room, open plan kitchen/dining room, utility room, guest w.c and an adjoining garage. On the first floor the property offers five spacious bedrooms, two en suites and the main family bathroom. At second floor level there is a gym/studio/bedroom 6, a full fitted bathroom and a spacious attic storage room.

Viewing comes highly recommended with the sole agent Michael Downey of ERA Downey McCarthy.

AMV: €695,000

BER C3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Spectacular detached home in turnkey condition
- Approx. 294.53 Sq. M. / 3,170 Sq. Ft.
- Built in 1984
- BER C3
- Five spacious bedrooms
- Adjoined garage ideal for storage
- Beautiful rear garden with south facing aspect
- Much sought after and exclusive residential location
- Close proximity to a host of amenities including UCC, Fitzgerald's Park, Mercy Hospital and just 3.5kms from CUH
- Easy access to the Bon Secours, Tyndall Institute, Apple HQ & Mardyke Leisure Centre
- On the 201 bus route

| RECEPTION HALLWAY

4.11m x 3.14m (13'4" x 10'3")

A solid teak door allows access into the main reception hallway. The welcoming hallway has high quality tile flooring, one centre light fitting, two radiators, attractive décor and solid doors leading to all rooms.



| FAMILY ROOM

4.86m x 3.65m (15'9" x 11'9")

The family room has one window to the front of the property, high quality timber flooring, a built-in stove, attractive neutral décor, one centre light fitting and one large radiator.



| LIVING ROOM

5.51m x 3.96m (18'0" x 12'9")

The main living room has one window to the front of the property, solid wood flooring, one centre light fitting, a stove, one large radiator, beautiful décor and double glass doors lead you through to the formal dining room.



| STUDY/FORMAL DINING ROOM

4.43m x 4m (14'5" x 13'1")

This versatile room has solid wood flooring, centre light fitting, window to the rear, attractive décor and a door allowing access to the kitchen/dining room.



| DINING ROOM

4.84m x 3.73m (15'8" x 11'2")

The dining room has high quality tiling, centre light fitting, double glass doors to the rear, radiator, attractive décor and an open arch allows access into the kitchen.



| KITCHEN

4m x 3.06m (13'1" x 10'0")

The kitchen is beautifully finished with attractive solid wood units at eye and floor level with an extensive worktop counter and tile splashback. There is a feature island unit with power points, tile flooring, centre light fitting, large radiator and one window to the rear. The kitchen also has space for a fantastic built-in range oven, space for an American style fridge freezer and a door accessing the utility room.



| UTILITY ROOM

3.94m x 2.83m (12'9" x 9'2")

The utility room has units at eye and floor level, a worktop counter, a stainless steel sink, plumbing for a washing machine, quality tile flooring, centre light fitting and window to the rear. The gas boiler is housed within this room.



| GUEST W.C

1.08m x 1.67m (3'5" x 5'4")

Located off the utility room, the guest w.c features a two piece suite, frosted window to the side, high quality tile flooring and centre light fitting.



| GARAGE

6.16m x 2.74m (20'2" x 8'9")

The adjoined garage is currently in use for storage but could be used for additional vehicular parking if required. There is one centre light fitting and one frosted window to the side of the property.

| FIRST FLOOR STAIRS AND LANDING

3.8m x 3.1m (12'4" x 10'1")

The stairs and landing have been fitted with beautiful neutral carpet flooring throughout. At the top of the landing there is one centre light fitting, a large walk-in hot press area which is shelved for storage and solid doors leading to all rooms.



| BEDROOM 1

5m x 3.95m (16'4" x 12'9")

This is a spacious double bedroom with one window overlooking the front of the property, high quality timber flooring, large radiator, impressive fitted wardrobe units, attractive décor and centre light fitting.



| BEDROOM 2

4.92m x 3.75m (16'1" x 12'3")

Another large double bedroom has one window to the front of the property, quality timber flooring, large radiator, fitted wardrobe units, attractive neutral décor and centre light fitting. A door allows access to the en suite bathroom.



| EN SUITE

2.9m x 1.07m (9'5" x 3'5")

The en suite bathroom features a three piece suite including a built-in shower cubicle incorporating a shower off the mains, Velux window to the side of the property, floor and wall tiling, wall-mounted light fitting, centre light fitting and neutral décor.



| BEDROOM 3

4.82m x 3.77m (15'8" x 12'3")

This spacious double bedroom has one window overlooking the rear of the property, high quality timber flooring, radiator, fitted wardrobe units, attractive neutral décor and centre light fitting. A door allows access to the en suite bathroom.



| EN SUITE

3.24m x 1.06m (10'6" x 3'4")

The en suite bathroom features a three piece suite including a built-in shower cubicle incorporating a shower off the mains, Velux window to the side of the property, floor and wall tiling, wall-mounted light fitting, centre light fitting and neutral décor.



| BEDROOM 4

3.47m x 3.94m (11'3" x 12'9")

Another spacious double bedroom has one window to the rear of the property, timber flooring, large radiator, impressive fitted wardrobe units, attractive décor and centre light fitting.



| OFFICE/BEDROOM 5

3.61m x 3.11m (11'8" x 10'2")

This double bedroom is currently in use as a home office space. The room has one window to the front of the property, carpet flooring, one radiator, centre light fitting.



| MAIN BATHROOM

2.35m x 3.09m (7'7" x 10'1")

The main family bathroom features a two piece suite with a built in shower cubicle. The room has one frosted window overlooking the rear of the property, tile flooring, one radiator, one centre light fitting, one wall mounted light piece and attractive neutral décor.



| SECOND FLOOR STAIRS AND LANDING

0.75m x 3.16m (2'4" x 10'3")

A stairway from the first floor landing leads you to the second floor.



| GYM/STUDIO

6.51m x 3.15m (21'3" x 10'3")

Another versatile spacious room has timber flooring, one window to the side of the property, one window to the front, fitted wardrobe units for storage, television point, attractive neutral décor, and power points. There is access to the attic from this room



| BATHROOM

2.41m x 3.15m (7'9" x 10'3")

The second floor large bathroom features a three piece suite, Velux window, quality timber flooring, attractive wall tiling, centre light fitting and radiator.



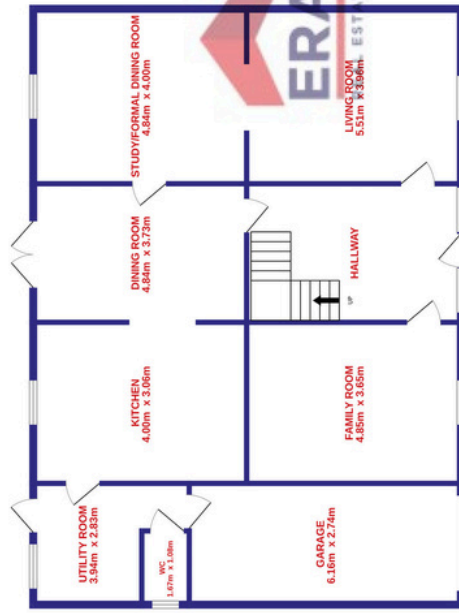
| ATTIC STORAGE ROOM

9m x 2.63m (29'5" x 8'6")

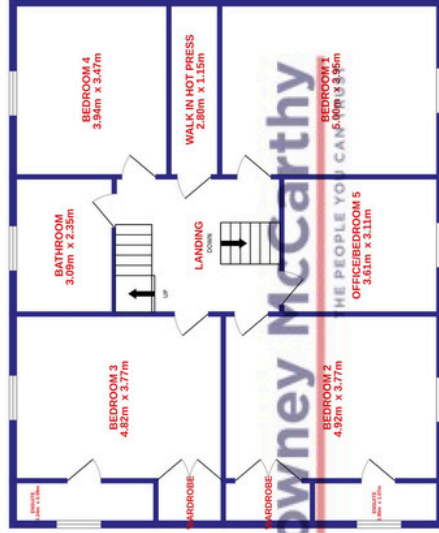
This area is partly floored for storage.

FLOOR PLAN

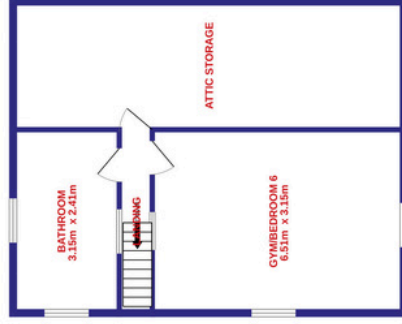
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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| GARDENS AND EXTERIOR

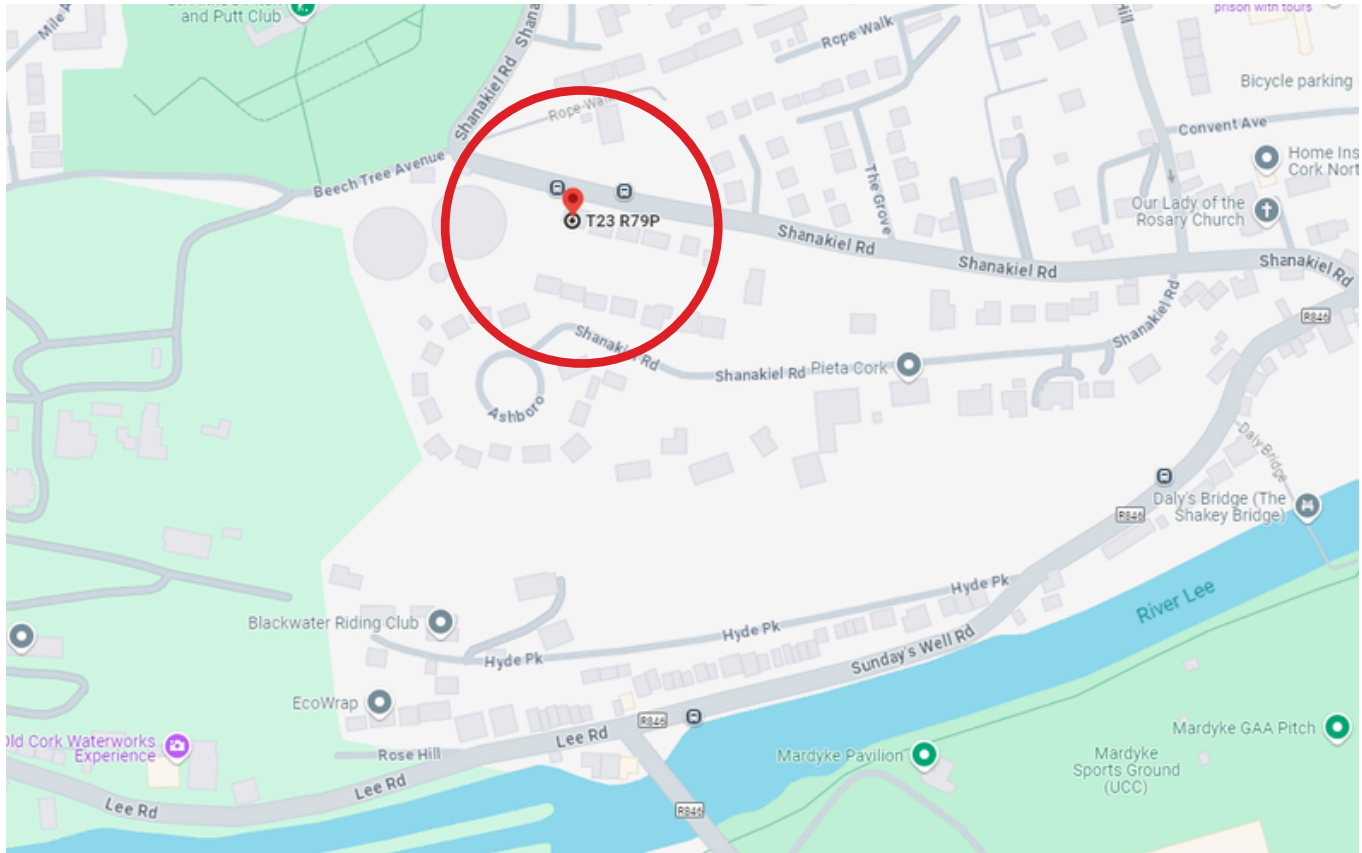


The front of the property has a newly paved cobble lock driveway to facilitate ample off street parking. The area is fully enclosed and is maintenance free with lovely mature shrubs and plants abounding. A secure side gate allows access to the rear. There is also access to the adjoined garage from here.

The rear of the property is fully enclosed and boasts an absolutely superb rear garden area which has been immaculately maintained. The area offers a south facing aspect and a greenhouse. There is a beautiful raised patio which is ideal for summer entertaining and a concrete shed is neatly positioned underneath the patioed terrace at the rear.

| DIRECTIONS

Please see Eircode T23 R79P for directions.



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