

## "Laureldene", Farmers Cross, Lehenaghmore, Cork



Garry O'Donnell of ERA Downey McCarthy is delighted to present to the market this superbly located, extended four bedroom detached bungalow positioned on a private site of approx. 0.44 acres within a ten minute drive of Cork City Centre. Whilst in need of modernisation and refurbishment, the property is a ideal canvas for the next owner to put their own personal stamp on their dream family home.



**AMV: €300,000**

**BER E1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 103.38 Sq. M. / 1,113 Sq. Ft.
- Built in 1950
- BER E1
- Approx. 0.44 acre site offering future potential to extend subject to Planning Permission
- Services - Mains water supply & septic tank on site, natural gas available on the road
- New modern fitted kitchen
- Recently installed double glazed windows and a composite front door
- Four bedrooms
- Sought after location within a 10 minute drive of Wilton Shopping Centre, CUH, Douglas & Cork city centre
- Ample off street parking
- Adjacent to Cork International Airport

## | PORCH

An open porch allows access to a composite door with centre glass panelling, which in turns allows access to the main reception hallway.

## | RECEPTION HALLWAY

3.75m x 1.32m (12'3" x 4'3")

The hallway has laminate timber flooring, one centre light piece and two power points.

## | LIVING ROOM

3.34m x 4.15m (10'9" x 13'6")

A spacious main living room has one window to the front of the property including a curtain rail and curtains. The room has laminate timber flooring, one centre light piece, one large radiator, an open fireplace, neutral décor, one television point, and six power points.



## | MAIN HALLWAY

0.95m x 6.84m (3'1" x 22'4")

The main hallway has laminate timber flooring, two light pieces, one large radiator, and a Stira staircase allows access to the attic.

## | KITCHEN/DINING

7.27m x 3.1m (23'8" x 10'1")

A superb triple aspect room is flooded with natural light, and features modern fitted units at eye and floor level with extensive worktop counter space. The room has tile flooring, recessed spot lighting, attractive décor and one large radiator. The kitchen includes a stainless steel bowl and a half sink, integrated hob, space for a double oven, plumbing for a dishwasher, and space for an American style fridge freezer. An open arch from the room allows access to the family room.



## | FAMILY ROOM

2.65m x 4.35m (8'6" x 14'2")

This second living area has one window to the rear of the property and a door allowing access to same. The room has one centre light piece, one radiator, laminate timber flooring, and a solid fuel stove.



## | BEDROOM 1

3.8m x 2.55m (12'4" x 8'3")

A double bedroom has one window to the rear of the property with laminate timber flooring, one centre light piece, one radiator, one television point, and two power points.



## | BEDROOM 2

3.34m x 3.07m (10'9" x 10'0")

This double bedroom has one window to the front of the property including a curtain rail and curtains. The room has laminate timber flooring, one centre light piece, one radiator, wall-mounted shelving, and four power points.



### | **BEDROOM 3**

3.34m x 2.58m (10'9" x 8'4")

This double bedroom has one window to the front of the property including a curtain rail and curtains. The room has laminate timber flooring, one centre light piece, one radiator, and two power points.



### | **BEDROOM 4**

2.65m x 2.55m (8'6" x 8'3")

This single bedroom has one window to the rear of the property including a curtain rail and curtains. The room has laminate timber flooring, one centre light piece, one radiator, one television point, and two power points.

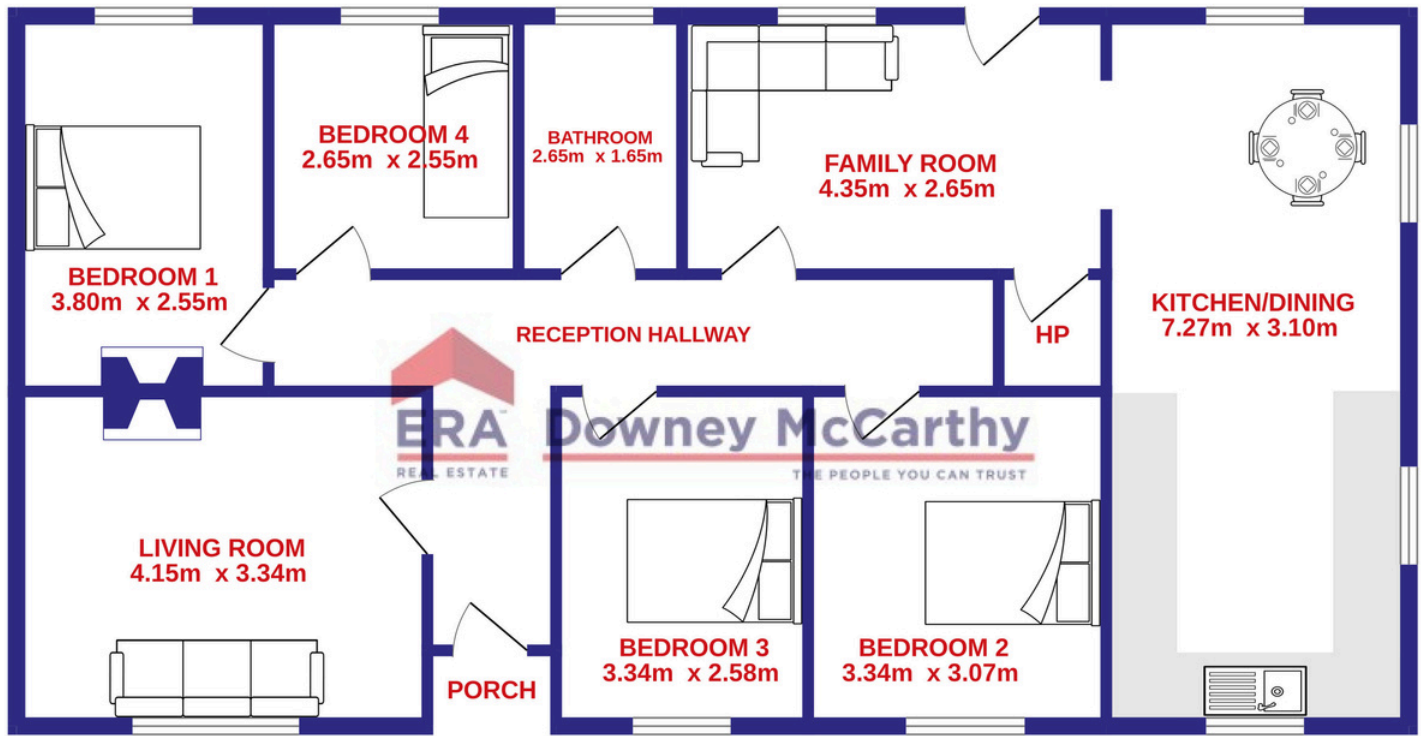


### | **BATHROOM**

2.65m x 1.65m (8'6" x 5'4")

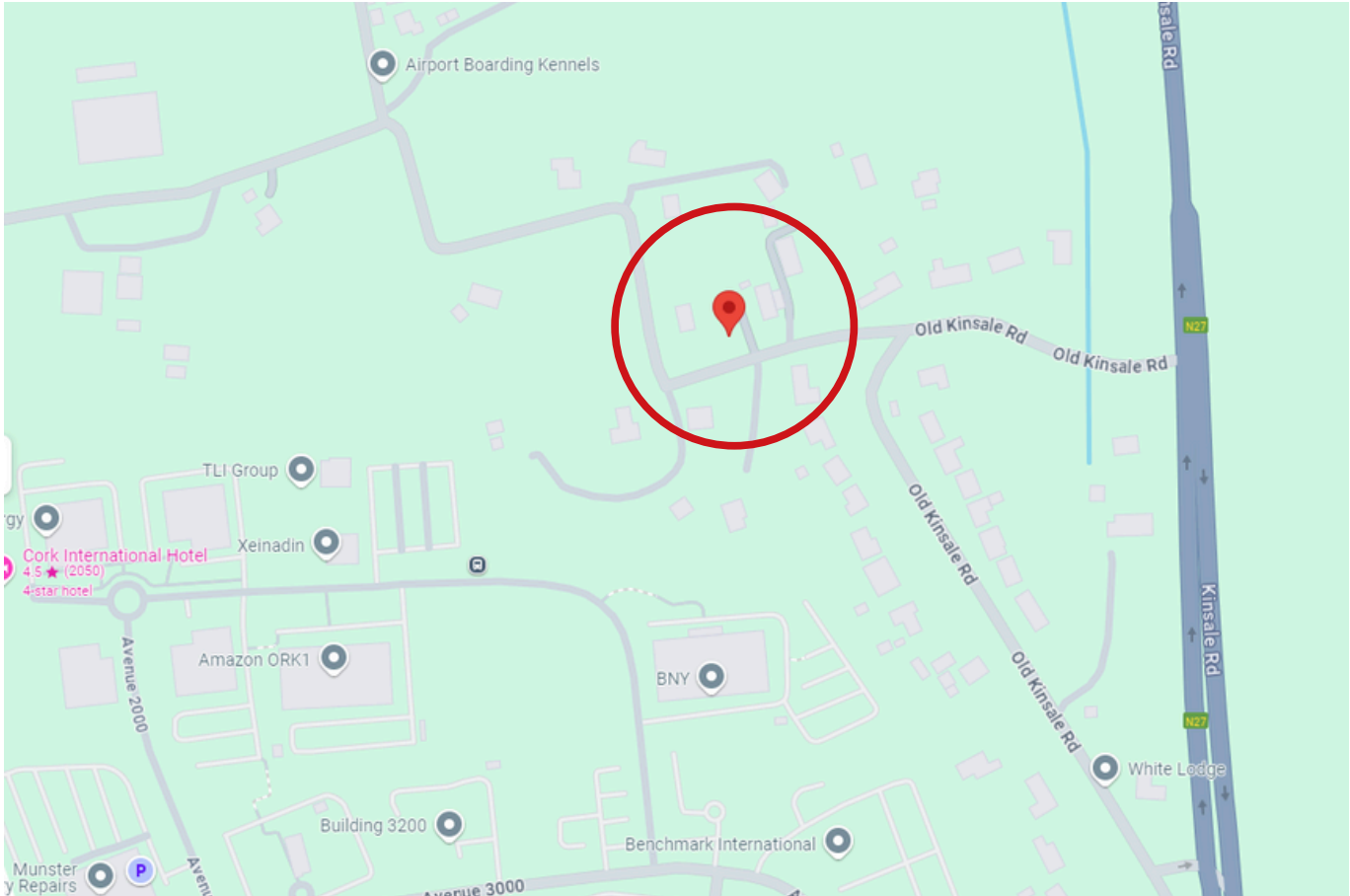
The bathroom is currently at first fix stage and incorporates solid timber flooring, one window to the rear, one centre light piece, a Triton electric shower and a double shower area. It is currently dry-lined with insulated slab allowing the new owner complete the bathroom to their own tastes.

## | FLOOR PLAN



## | DIRECTIONS

Please see Eircode T12 T2KK for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**

THE PEOPLE YOU CAN TRUST

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