



Downey McCarthy

...the people you can trust

12 The Orchards, Montenotte, Cork



ERA Downey McCarthy is delighted to offer to the market this superbly presented, four bedroom semi-detached property situated at the end of a quiet cul-de-sac in a sought after residential area in Montenotte, Cork. The property benefits from bright and airy living accommodation as well as a fantastic converted attic space on the second floor. Viewing highly recommended.



AMV: €495,000

BER C2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 153 Sq. M. / 1,647 Sq. Ft.
- Built in 1971
- BER C2
- Oil fired central heating
- Double glazed teak windows
- Attractive and modern décor throughout
- Four bedrooms
- West facing rear aspect and patio area
- Steel shed
- Superb converted attic
- Off street parking
- Situated at the end of a quiet cul-de-sac in a sought after residential area
- Ideal family home
- Old orchard wall
- Alarm installed

| PORCH

3.08m x 1.31m (10'1" x 4'2")

A timber door with glass panelling allows access to the porch area, which is awash with natural light with large windows to the front and side of the property. The porch has tile flooring, attractive feature stone wall, timber panelled ceiling, one recessed spot light, one wall-mounted light piece and double doors allowing access to the main reception hallway.



| RECEPTION HALLWAY

3.85m x 4.15m (12'6" x 13'6")

The bright and welcoming reception hallway features Junckers solid timber flooring, feature wallpaper, two recessed spot lights, attractive neutral décor, one power point and one large radiator.



| GUEST W.C

0.78m x 2.45m (2'5" x 8'0")

The newly refurbished guest w.c features a two piece suite, laminate timber flooring, tile splashback, feature tiling behind the sink, one centre light piece, one radiator and one small window to the side of the property.



| TV ROOM

4.91m x 2.43m (16'1" x 7'9")

Located to the front of the property, the TV room features one large window to the front of the property, Junckers solid timber flooring, timber wall panelling, one centre light piece, two recessed spot lights, six power points and feature wall paper. There is also a small window overlooking the porch area.



| SITTING ROOM

7.52m x 3.2m (24'6" x 10'4")

This superb and spacious sitting room is dual aspect with one large window to the front of the property and glass sliding doors to the rear, allowing extensive natural light to flood the area. The room has attractive neutral décor, feature wallpaper, Junckers solid timber flooring, two light pieces, one wall-mounted light piece and two large radiators (one of which is wall-mounted). There is a superb feature fireplace with tiling to the front and a window hatch overlooking the kitchen/dining room.



| OPEN PLAN KITCHEN/DINING

5.83m x 4.15m (19'1" x 13'6")

The modern open plan kitchen/dining area has tile flooring and feature wallpaper throughout. The room is triple aspect and awash with natural light with windows to each side of the property and two windows overlooking the rear.

The dining area features one centre light piece, one recessed spot light and one radiator. Open archways allow access to the kitchen.



The kitchen features modern units at eye and floor level with extensive worktop counter and mosaic style tiled splashback, integrated microwave and oven, hob, extractor fan, ample storage space, one centre light piece and one wall-mounted light piece. A door allows access to the rear garden.



| FIRST FLOOR STAIRS AND LANDING

2.92m x 1.83m (9'5" x 6'0")

The stairs and landing to the first floor are carpeted throughout. At the half landing there is one window to the side of the property. The landing area has one centre light piece and access to the hot press.



| BEDROOM 1

3.99m x 4.1m (13'0" x 13'4")

This spacious double bedroom features two large Sliderobe units, one large window to the front of the property including blinds, laminate timber flooring, one centre light piece, one radiator, two wall-mounted lights and four power points.



| BEDROOM 2

3.38m x 3.17m (11'0" x 10'4")

This double bedroom has built-in storage units, one large window to the rear of the property including blinds, carpet flooring, timber wall panelling, one centre light piece, one radiator, a wash hand basin and two power points.



| BEDROOM 3

2.47m x 3.19m (8'1" x 10'4")

This bedroom has one window to the front of the property including blinds, built-in Sliderobe unit, Kährs timber flooring, one centre light piece and three power points.



| BEDROOM 4

2.94m x 2.21m (9'6" x 7'2")

This spacious bedroom features a built-in Sliderobe unit and a built-in bed frame with shelving. There is one window to the rear of the property including blinds, carpet flooring, feature wallpaper, timber wall panelling, one centre light piece, one radiator and two power points.



| BATHROOM

1.88m x 1.83m (6'1" x 6'0")

The main family bathroom features a four piece suite, laminate flooring, modern wall tiling in the shower cubicle, timber wall panelling, one window to the rear of the property, one centre light piece and an access hatch to the attic.



| SECOND FLOOR STAIRS AND LANDING

The stairs to the second floor has carpet flooring and feature wallpaper throughout. There is a feature glass wall with timber frame allowing access to the converted attic. At the landing area there is carpet flooring, timber wall panelling and one Velux window.



| GYM/OFFICE

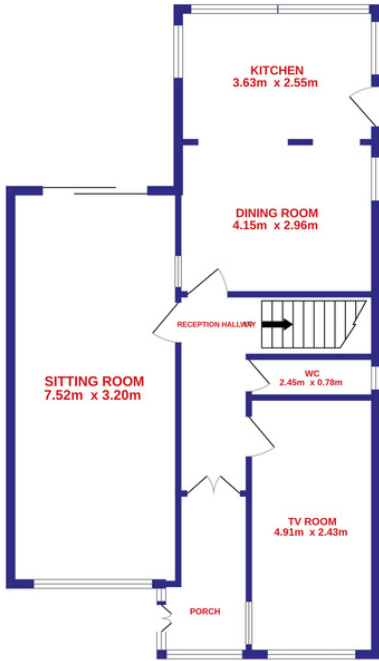
7.45m x 2.36m (24'4" x 7'7")

This large converted attic room could serve a multitude of uses and is currently in use as a home gym. The room has original wooden flooring stained and varnished to a high quality finish, three recessed spot lights, two large Velux windows and one wall-mounted light piece.

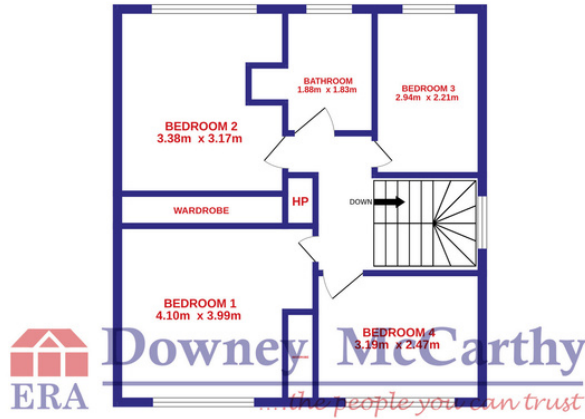


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



2ND FLOOR



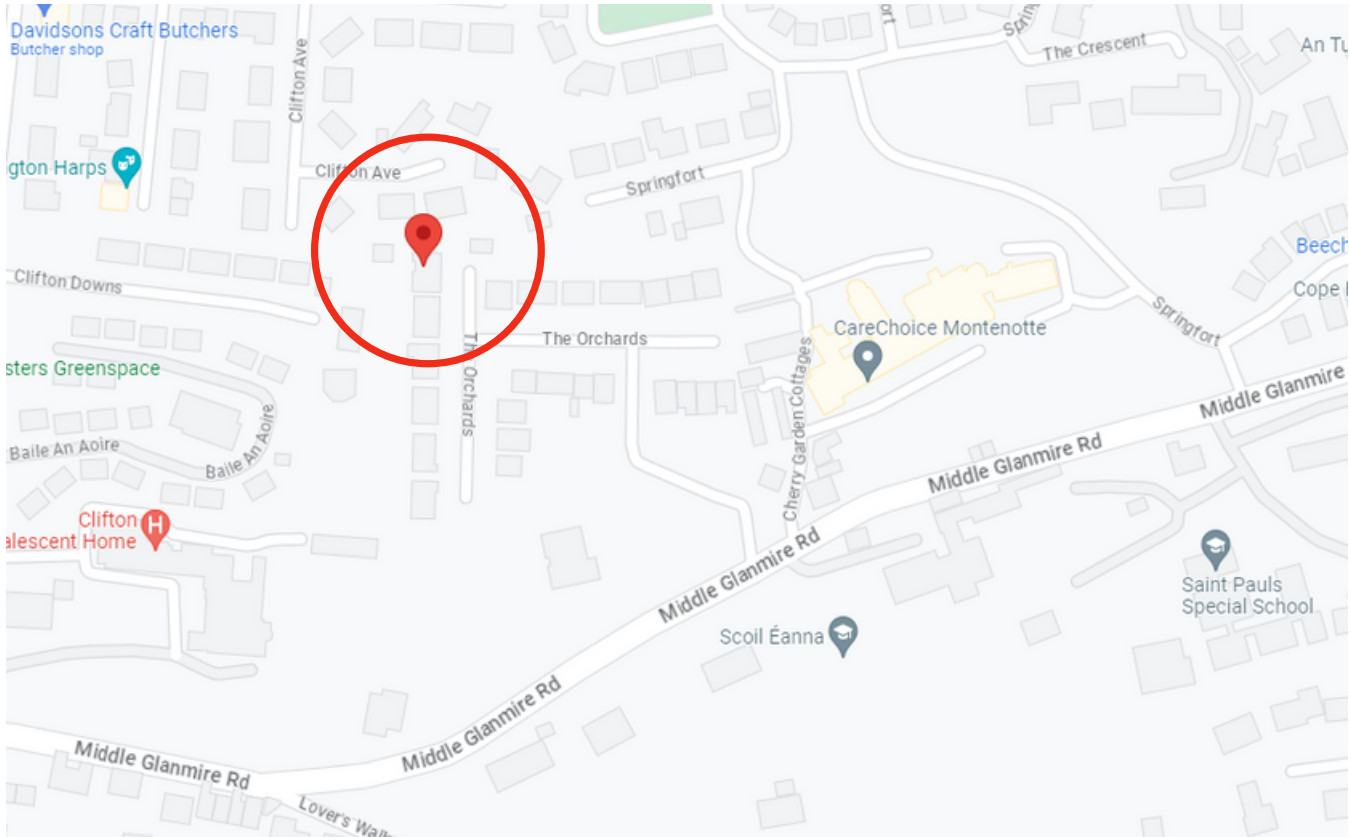
TOTAL FLOOR AREA : 153.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| DIRECTIONS

Please see Eircode T23 W5XK for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
ERA *....the people you can trust*

Solicitor Details:

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