



Downey McCarthy

...the people you can trust

11 Rowan Hill, Mount Oval Village, Rochestown, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented three bedroom semi-detached property located in the highly desirable residential development of Rowan Hill, Mont Oval Village in Rochestown. The property is tucked away within a quiet cul de sac fronting onto a large green area and is a mere two minute walk to the Mount Oval shopping promenade offering a bar/restaurant, convenience store, creche and a host of other amenities. Viewing comes highly recommended to appreciate what this fine property has to offer.



AMV: €395,000

BER C1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 102 Sq.M. / 1,097 Sq. Ft.
- Built in 2005
- BER C1
- Gas fired central heating
- Cavity wall and attic insulation upgraded
- Three spacious double bedrooms
- Modern fitted kitchen
- Superb West facing rear garden and patio area
- Located within a quiet cul-de-sac a two minute walk to Mount Oval Village shopping promenade
- Highly sought after residential development
- Ideal first time buy
- Easy access to N28 road network

| RECEPTION HALLWAY

4.85m x 1.95m (15'9" x 6'3")

A teak door with glass side panelling allows access to a welcoming reception hallway. The area has attractive neutral décor, high quality laminate timber flooring, two light pieces, one large radiator, two power points, one telephone point and extensive under stair storage.

| GUEST W.C

1.4m x 1.5m (4'5" x 4'9")

The guest w.c features a two piece suite with vinyl floor covering, one centre light piece and one extractor fan.

| LIVING ROOM

3.64m x 3.6m (11'9" x 11'8")

Double doors with glass panelling allow access from the reception hallway to the main living room. This superb room features a large bay window which floods the room with natural light. There is high quality timber flooring, covings surrounding the ceiling, one centre light piece, an attractive open fireplace, one large radiator, seven power pints, one telephone point, two television points and a thermostat control of the heating.



| DINING ROOM/LOUNGE

3.3m x 4.13m (10'8" x 13'5")

A superb room features timber flooring, attractive neutral décor and a sliding door allowing access to a patio area. The room has one centre light piece, four power points, one television point and an open arch allows access to the kitchen.



| KITCHEN

3.55m x 2.9m (11'6" x 9'5")

The extended kitchen offers dual aspect with one window to the rear and one window to the side of the property. The room has an attractive, modern fitted kitchen with high gloss units at eye and floor level in an L-shape with granite worktop and a tiled splashback. The kitchen includes an integrated oven/hob/extractor fan, plumbing for a washing machine, space for a dryer, a bowl and a half stainless steel sink and space for an integrated fridge freezer. There is recessed spot lighting, tile flooring and one radiator.



| STAIRS AND LANDING

The stairs and landing have been fitted with carpet flooring. At the top of the landing there is one centre light piece, one smoke alarm, an access hatch to the attic, a thermostat control for the heating, one power point and a hot press area which is shelved for storage.

| BEDROOM 1

3.93m x 3.54m (12'8" x 11'6")

A spacious double bedroom features a large bay window to the front of the property which allows extensive natural light to flood the area. The room is finished with carpet flooring, built-in units from floor to ceiling, one radiator, one centre light piece, six power points, one telephone point and a door allows access to an ensuite bathroom.



| ENSUITE

1m x 2.6m (3'2" x 8'5")

The ensuite bathroom features a three piece suite with a Mira Event electric shower. There is vinyl floor covering, one window to the side of the property, one centre light piece and an extractor fan.

| BEDROOM 2

2.9m x 3.54m (9'5" x 11'6")

A spacious double bedroom has a window to the rear of the property, carpet flooring, built-in units from floor to ceiling, one radiator, one centre light piece and four power points.



| BEDROOM 3

4.25m x 2.95m (13'9" x 9'6")

A large double bedroom has a Velux window to the rear of the property including an integrated black out blind, carpet flooring, one radiator, one centre light piece and four power points.



| BATHROOM

1.95m x 2.1m (6'3" x 6'8")

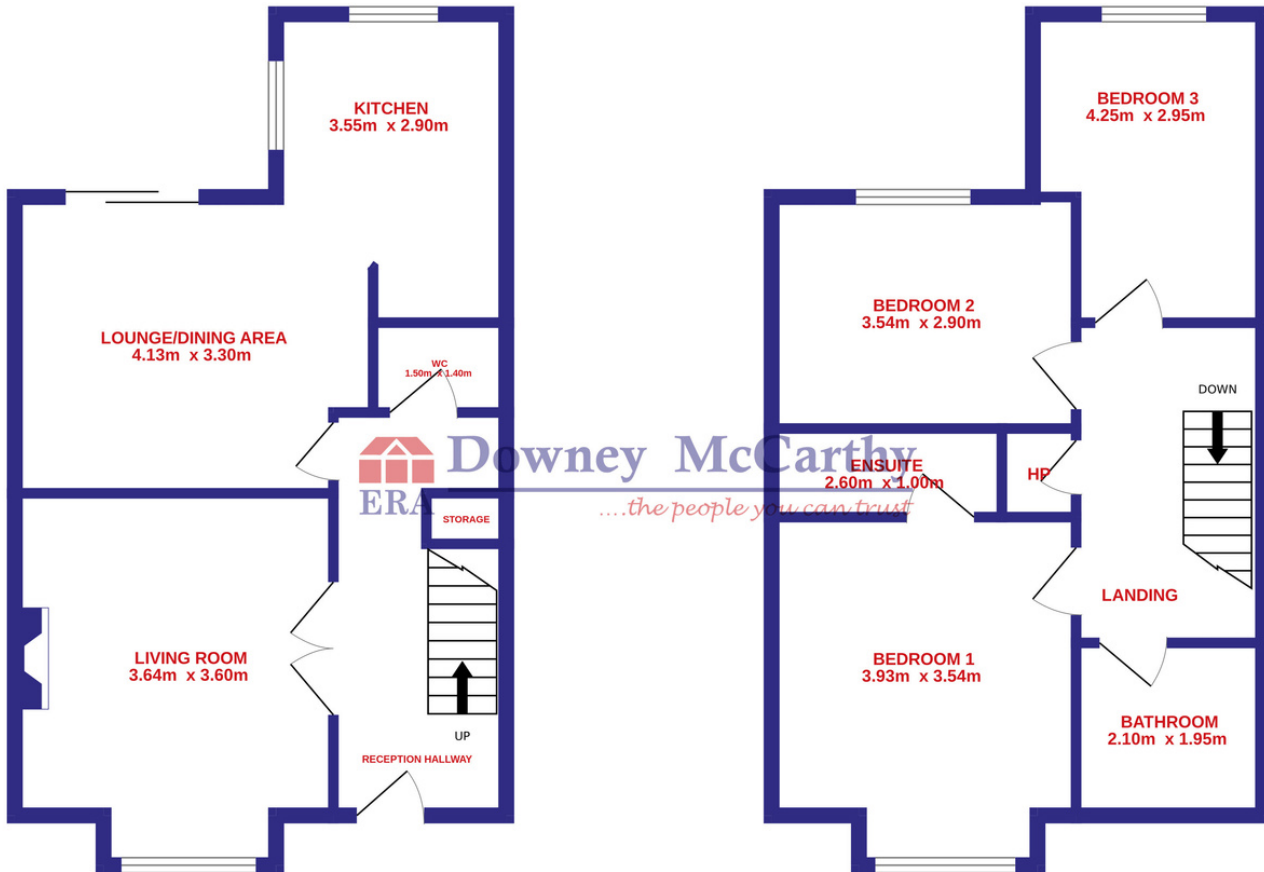
The main family bathroom features a four piece suite with a Mira Elite QT electric shower fitted over the bath. The room has vinyl floor covering, wall tiling around the bath, one window to the front of the property, one centre light piece, one extractor fan and one radiator.



| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



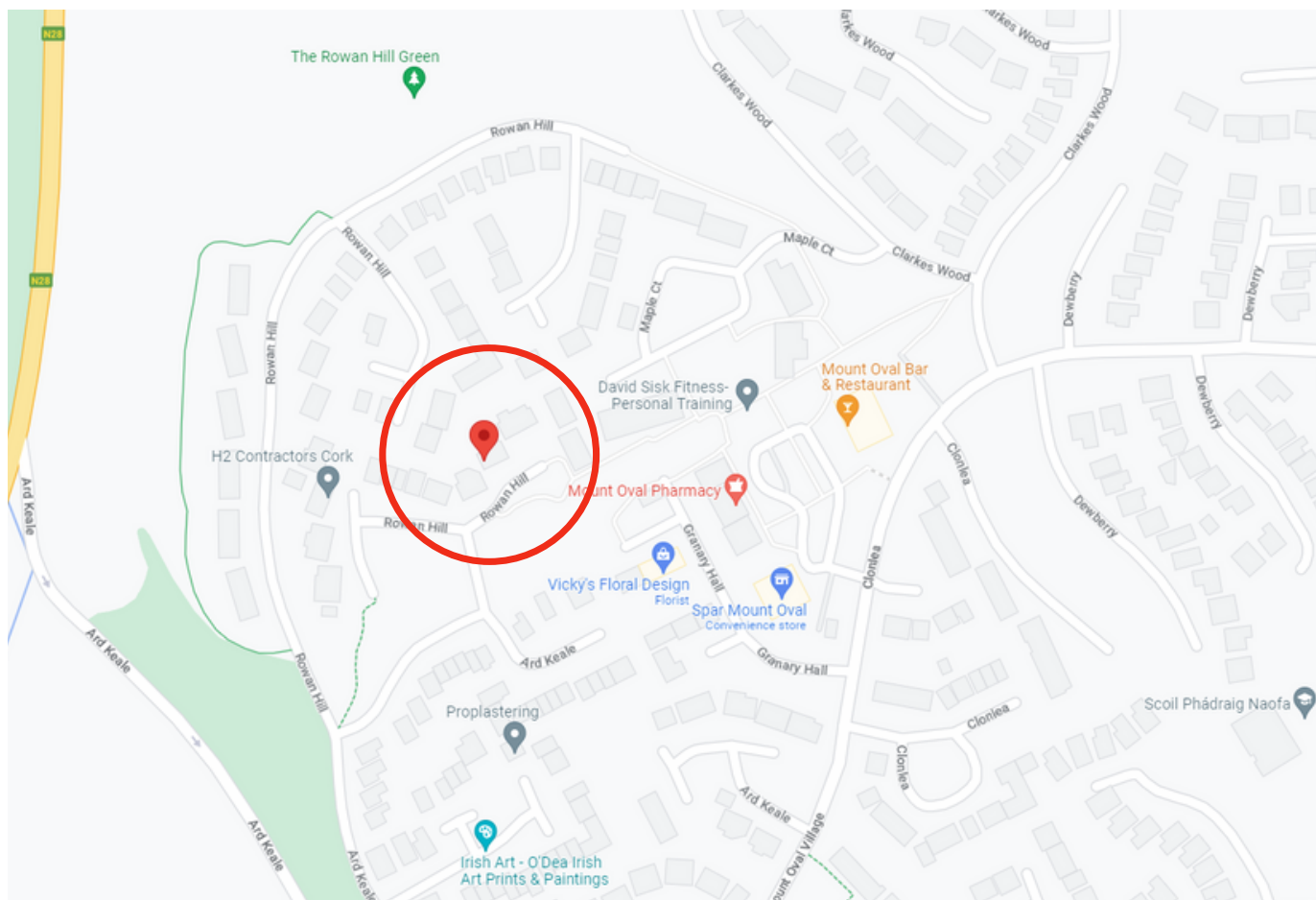
TOTAL FLOOR AREA : 97.0 sq.m. approx.

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 T12 DVY4 for directions.



| ALL ENQUIRIES TO:

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