

'Vingereve', Norwood Court, Rochestown, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this spectacular, five bedroom, detached home, spanning almost 2,500 Sq. Ft. and situated on an elevated third of an acre site, with unrivalled views across Lough Mahon and Cork Harbour. 'Vingereve' simply oozes potential and character as it offers spacious, bright, and airy accommodation throughout. Viewing comes highly recommended to appreciate what this fine home has to offer.

The accommodation is most spacious consisting of a large reception hallway, open plan living room/lounge, kitchen/dining area, bedroom 5/home office, guest w.c, and access to an adjoined double garage on the ground floor. Upstairs the property offers four spacious double bedrooms, the master bedroom comes with a large en suite bathroom, and finally we have the main family bathroom.

AMV: €750,000

BER C3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 231.5 Sq. M. / 2,492 Sq. Ft.
- Built in 1972 approx.
- BER C3
- Oil fired central heating
- Double glazed windows
- Five double bedrooms
- Spacious light-filled accommodation throughout
- Large west facing front aspect and beautiful garden area which catches the afternoon sun
- Adjoined double garage
- Ample off street parking
- Superb location close to local amenities
- Only 3.5 kms to Douglas Village
- On the 216 and 223 bus route
- Easy access to the South Ring Road, Cork City Centre, Jack Lynch Tunnel etc.

| RECEPTION HALLWAY

9.03m x 3.16m (29'6" x 10'3")

A solid teak door allows access into the bright and spacious reception hallway with attractive neutral décor, one large window to the front of the property, two large radiators, two light fittings, carpet flooring, and access to a cloak room. Doors from here lead to all ground floor rooms, and there is also access to the adjoined garage.



| LOUNGE

6.42m x 3.94m (21'0" x 12'9")

This large dual aspect room has one window to the front of the property, and large windows to the side which offers stunning views across Lough Mahon, as well as flooding the area with extensive natural light. The room has carpet flooring, three radiators, three light fittings, an open fireplace with marble surround, and an open arch allows access to the family room.



| LIVING ROOM

3.2m x 4.05m (10'4" x 13'2")

This versatile room could serve a variety of uses, either as a family room, dining room, or home office. This room has sliding doors to the side of the property, which allows access to a fantastic raised decking area.



| KITCHEN/DINING ROOM

3.68m x 7.15m (12'0" x 23'4")

The spacious kitchen/dining area is dual aspect with one window to the side of the property, and two windows to the rear. The kitchen has fitted units at eye and floor level with an extensive worktop counter, tile flooring, two light fittings, one large radiator, built-in oven/hob/extractor fan, a stainless steel sink, plumbing for a washing machine and a dishwasher, space for a fridge freezer, and plenty of storage. A door allows access to the rear garden.



| **BEDROOM 5/HOME OFFICE**

2.96m x 3.66m (9'7" x 12'0")

Located on the ground floor, this room has one window to the side of the property, carpet flooring, centre light fitting, radiator and attractive neutral décor.



| **GUEST W.C**

1.22m x 1.81m (4'0" x 5'9")

The guest w.c features a two piece suite, frosted window to the side of the property, tile flooring, neutral décor, radiator, and centre light fitting.



| **GARAGE**

4.8m x 5.06m (15'7" x 16'6")

The spacious double garage is currently being utilised as a storage area, but can accommodate parking for up to two vehicles. The garage has two windows to the front, one window to the side, and a door to the rear.



| STAIRS AND LANDING

7.01m x 3.06m (22'9" x 10'0")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one large window to the side of the property, access to a hot press which is fully shelved, neutral décor, two light fittings, and solid doors lead to all rooms.



| BEDROOM 1

4.54m x 3.94m (14'8" x 12'9")

This large double bedroom is awash with natural light owing to its dual aspect nature. There is one window overlooking the rear and one window to the side offering panoramic harbour views, extensive built-in storage space, carpet flooring, a large radiator, and a door allows access to the en suite bathroom.



| EN SUITE

2.55m x 3.05m (8'3" x 10'0")

This spacious en suite features a three piece suite including a built-in shower cubicle incorporating a shower off the mains, one window to the side of the property, floor and wall tiling, centre light fitting, radiator.



| **BEDROOM 2**

4.35m x 3.93m (14'2" x 12'8")

Another spacious double aspect bedroom that has one window overlooking the front of the property, and one window to the side, which also benefits from panoramic views. The room has carpet flooring, large radiator, centre light fitting, neutral décor, and built-in wardrobe units for storage.



| **BEDROOM 3**

3.78m x 4.12m (12'4" x 13'5")

This double bedroom has one window to the side of the property, carpet flooring, large radiator, centre light fitting, neutral décor, access hatch to the attic, and built-in wardrobe units for storage.



| **BEDROOM 4**

2.99m x 3.07m (9'8" x 10'0")

This double bedroom has a window to the front of the property, carpet flooring, large radiator, centre light fitting, and neutral décor.



| BATHROOM

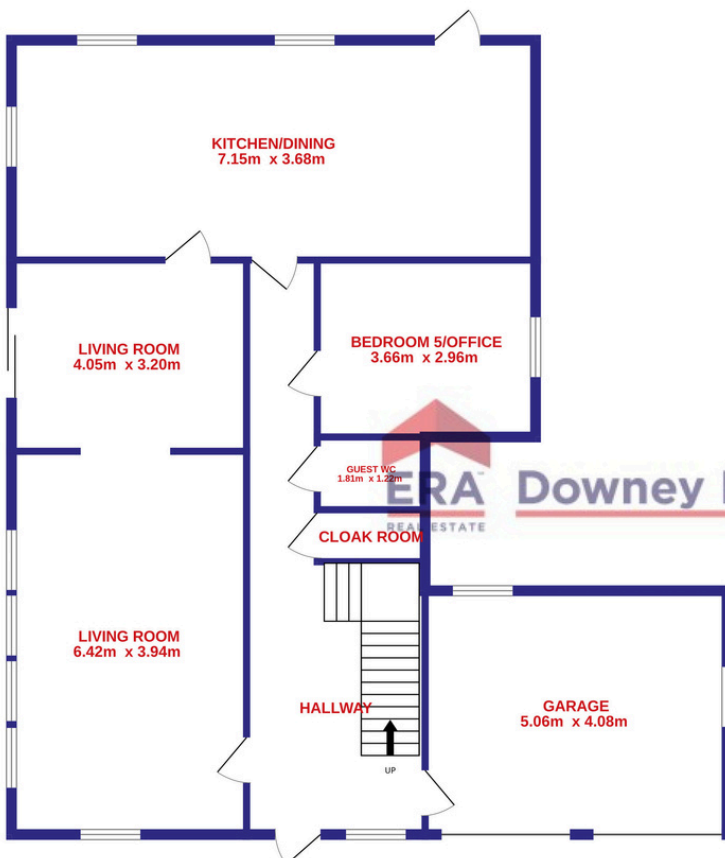
3.65m x 2.11m (11'9" x 6'9")

The main family bathroom features a four piece suite including a shower fitted over the bath, a window to the side of the property, wooden flooring, centre light fitting, and a radiator.

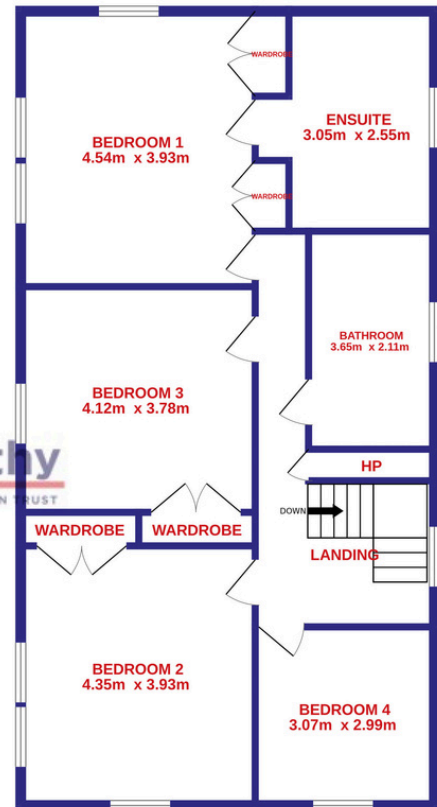


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR



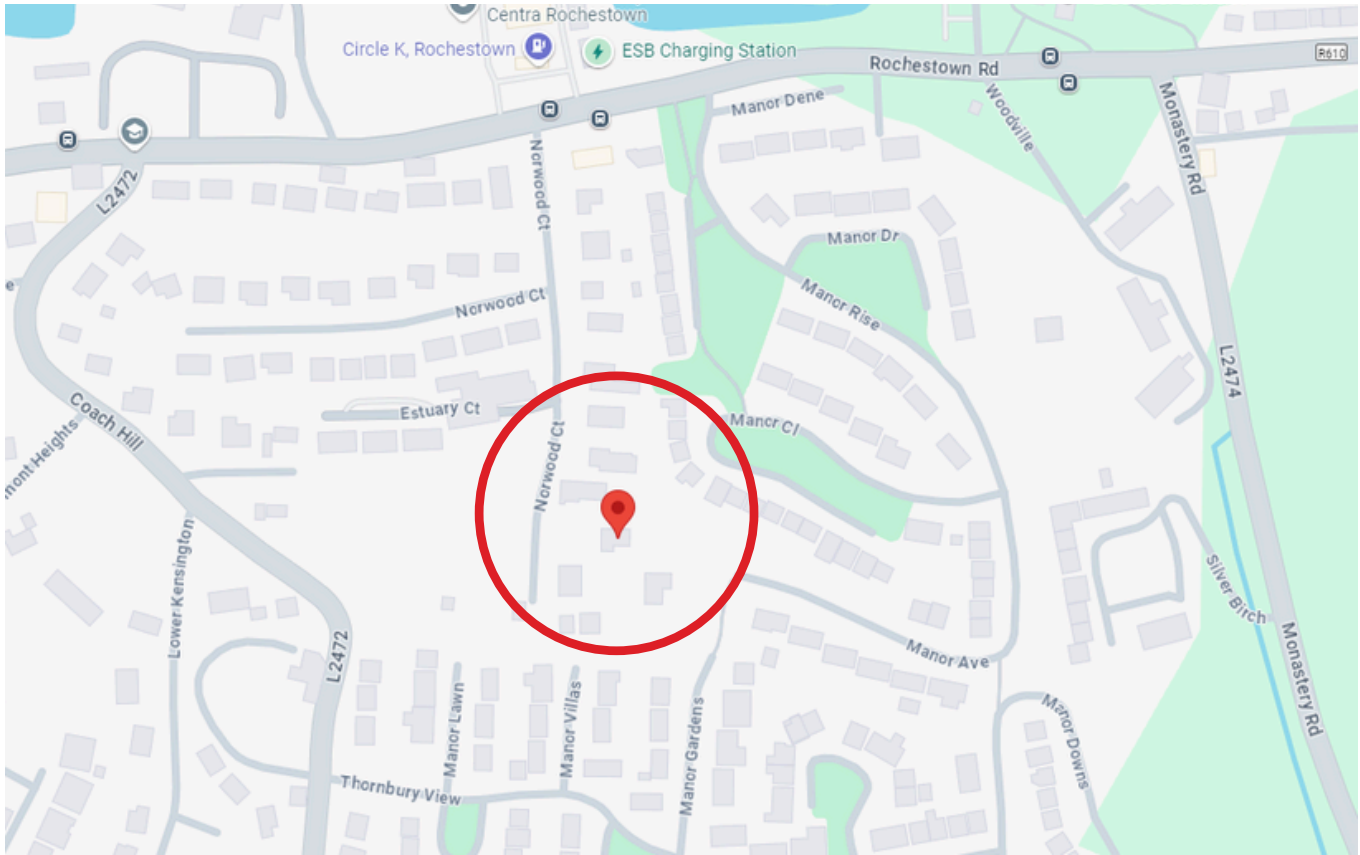
The front of the property is fully enclosed with mature hedging and offers a super and immaculately maintained garden area which is laid to lawn with mature shrubs and plants abounding. A long gravel driveway leads to the front of property, which has ample off street parking space.

The side of the property has a raised decking area, which offers stunning views across Lough Mahon and Cork Harbour, and is ideal for outdoor entertaining in the warm, summer months.

At the rear of the property there is a fully enclosed garden area which is laid to lawn, and a beautiful feature pond. There is a Barna shed included as part of the sale and the oil tank is located here.

| DIRECTIONS

Please see Eircode T12 XHN0 for directions.



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