

52 Heatherfield Close, Waterfall, Cork



ERA Downey McCarthy Auctioneers are delighted to present this truly impressive, five bedroom detached property, situated on a large site in the much acclaimed Heatherfield development in Waterfall. This property offers you a chance to buy the perfect contemporary family home, with all the benefits of countryside living whilst being a mere 5 minutes' from all services and local amenities in nearby Bishopstown/Wilton. The South Link road network is also within easy reach and gives you direct access to Ballincollig, Cork city centre and more. Viewing highly recommended.

Accommodation consists of reception hallway, living room, office, open plan kitchen/dining/lounge, utility room and guest w.c. on the ground floor. Upstairs the property boasts five spacious double bedrooms, two en suite bathrooms and the main family bathroom.

AMV: €875,000

BER B3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Exclusive five bedroom detached property
- Approx. 230 Sq. M. / 2,476 Sq. Ft.
- Built in 2004
- BER B3 - Qualifying the property for Green Mortgage Interest Rates
- Spacious living and bedroom accommodation
- Beautiful finish throughout
- Five spacious double bedrooms
- Two en suite bathrooms
- Superb large private corner site
- Fully enclosed large rear garden with patio area
- Ample off street parking
- Modern fitted kitchen
- 5 minutes' drive to Bishopstown and its services and amenities
- Easy access to the South Link Road Network

| RECEPTION HALLWAY

6.81m x 4.48m (22'3" x 14'6")

A solid teak door with frosted glass panelling to either side allows access into the welcoming reception hallway. The hallway has tile flooring, recessed spot lighting, neutral décor, one large radiator, access to under stair storage as well as access to a separate cleverly disguised storage press, and double doors to the right lead you through to the main living room.



| LIVING ROOM

5.93m x 4.37m (19'4" x 14'3")

This spacious main living room has one large window to the front of the property, allowing in extensive natural light. The room has solid timber flooring, plenty of space for a couch suite, two light fittings, two wall-mounted light fittings, neutral décor, an open fireplace, one radiator, and power points.



| OFFICE

2.65m x 3.48m (8'6" x 11'4")

The versatile office room has one window to the front of the property, solid timber flooring, built-in display units, one radiator, and power points.



| GUEST W.C

1.44m x 1.97m (4'7" x 6'4")

The guest w.c features a two piece suite, one frosted window to the side of the property, a wall-mounted light fitting, one radiator, fully tiled walls and floor, and a towel rail.



| OPEN PLAN

KITCHEN/DINING/LOUNGE

5.45m x 11.12m (17'8" x 36'4")

This impressive, large open plan room is awash with natural light. There are windows overlooking the rear garden, and two sets of double glass doors allowing access to same.



The kitchen has tile flooring, and solid fitted units at eye and floor level with an extensive worktop counter and tile splashback. There is a fitted oven/hob/extractor fan, fitted fridge freezer, a stainless steel sink, ample cabinet space, a dishwasher. There is two radiators, recessed spot lighting throughout and one centre light piece in the dining area. A door from the kitchen allows access to the utility room.



Steps from the kitchen/dining area lead down to the lounge. This room has timber flooring, floor to ceiling windows, space for a couch suite, a fitted stove, neutral décor, and built-in units for storage.



| UTILITY ROOM

1.88m x 3.27m (6'1" x 10'7")

The utility room has one glass door to the side of the property, space for two washing machines, built-in units at eye and floor level, worktop counter, tile splashback, a stainless steel sink, and tile flooring.



| STAIRS AND LANDING

3.47m x 5.05m (11'3" x 16'5")

The stairs and landing area are fitted with carpet flooring throughout. At the top of the landing there is recessed spot lighting, access to the hot press which is shelved for storage, and a Stira staircase allows access to the attic.



| BEDROOM 1

4.21m x 6.61m (13'8" x 21'6")

A fantastic large main bedroom has two windows to the front of the property, timber flooring, two light fittings, neutral décor, extensive array of wardrobe units for storage, and a door allowing access to the en suite bathroom.



| EN SUITE 1

1.85m x 2.58m (6'0" x 8'4")

The en suite bathroom features a three piece suite including a corner shower area incorporating a Triton electric shower, and 'His and Her's style sinks, fully tiled walls and floors, one frosted window to the side of the property, extractor fan, recessed spot lighting, one wall-mounted light piece, and one radiator.



| BEDROOM 2

3.28m x 4.39m (10'7" x 14'4")

Another large double bedroom has one large window to the front of the property, timber flooring, one centre light fitting, neutral décor, built-in wardrobe unit, one radiator, and a door allowing access into the second en suite bathroom.



| EN SUITE 2

1.7m x 2.13m (5'5" x 6'9")

This en suite features a three piece suite including a corner shower area incorporating a Gainsborough PS 1200 electric shower, fully tiled walls and floors, one frosted window to the side of the property, extractor fan, neutral décor, recessed spot lighting, one wall-mounted light fitting, and one radiator.



| BEDROOM 3

4.21m x 3.24m (13'8" x 10'6")

This double bedroom has one window to the rear, timber flooring, one radiator, neutral décor, built-in wardrobe units for storage, and one centre light fitting.



| BEDROOM 4

3.19m x 3.85m (10'4" x 12'6")

This double bedroom has one window to the rear of the property, timber flooring, one radiator, neutral décor, built-in wardrobe units for storage, and one centre light fitting.



| BEDROOM 5

3.18m x 3.8m (10'4" x 12'4")

Another double bedroom has one window to the rear, timber flooring, one radiator, neutral décor, built-in wardrobe units for storage, and one centre light fitting.



| MAIN BATHROOM

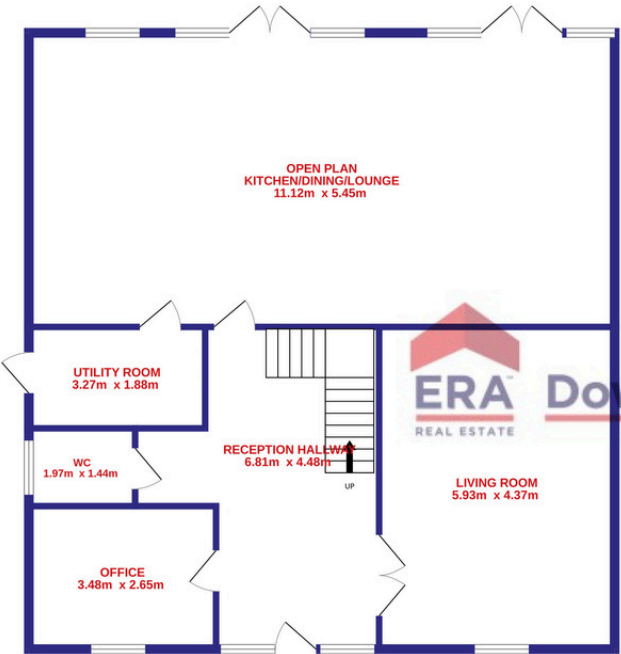
2.35m x 2.57m (7'7" x 8'4")

The main family bathroom features a four piece suite, floor and wall tiling, one frosted window to the side of the property, recessed spot lighting, one radiator, one wall-mounted light fitting.

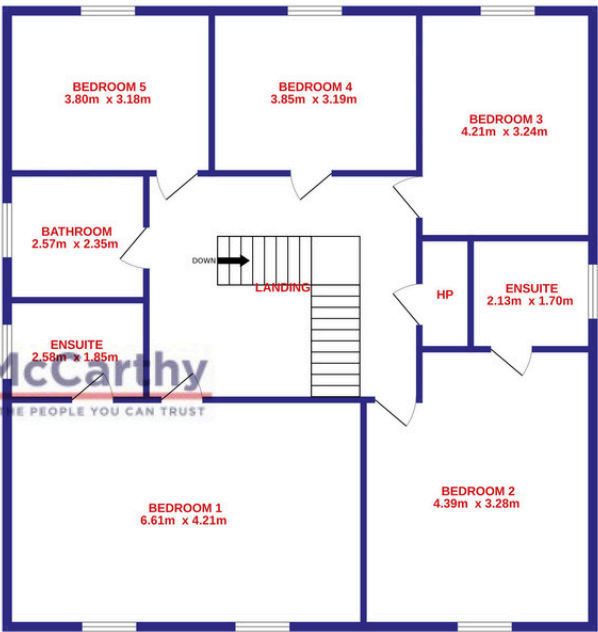


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



ERA Downey McCarthy
REAL ESTATE
THE PEOPLE YOU CAN TRUST

| GARDENS AND EXTERIOR



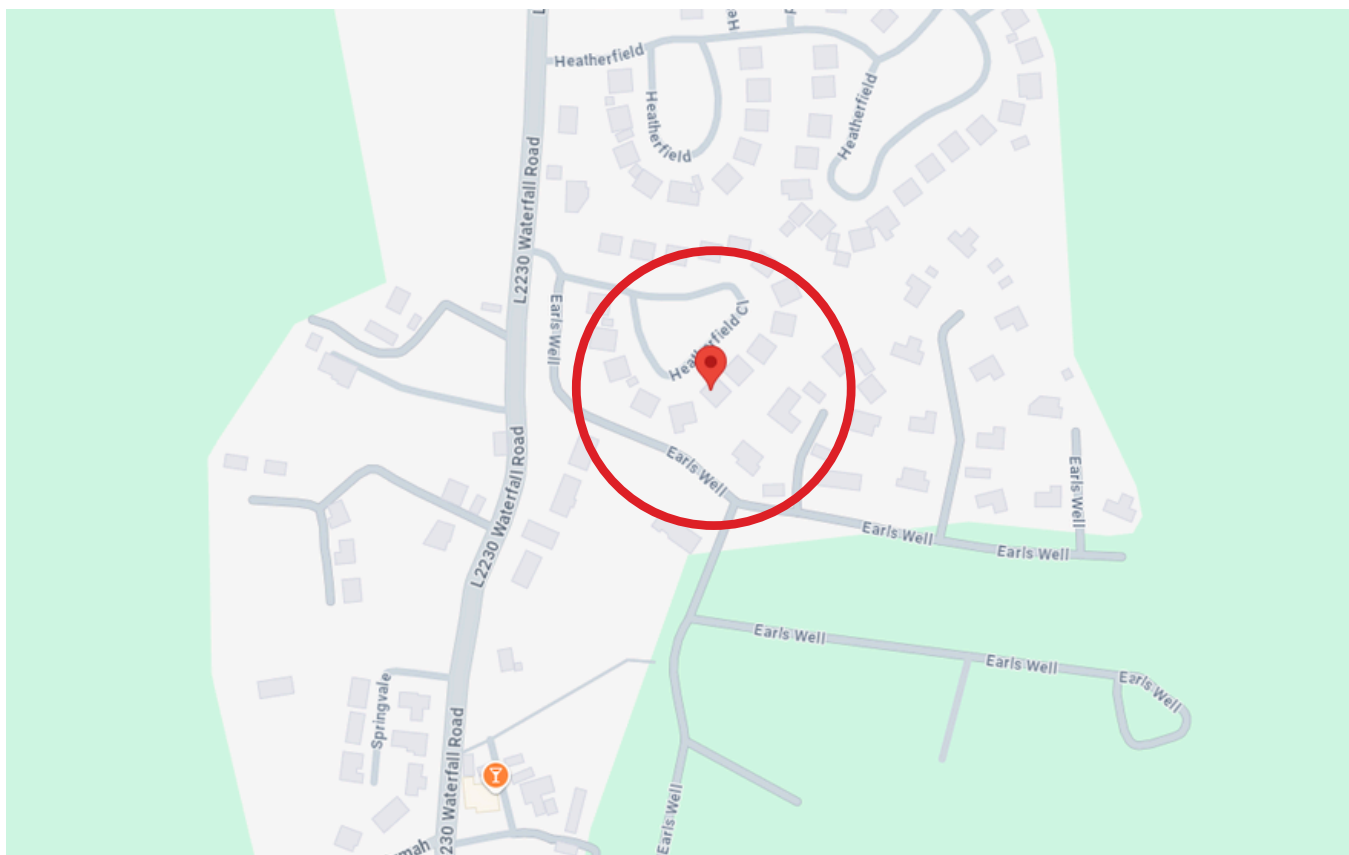
Secure gates allow access to the front of the property which boasts a beautiful cobble lock driveway, offering ample parking space for 3-4 vehicles. There are beautifully manicured garden and hedging areas, and mature trees leading you to the front door.

Timber gates on both sides of the property allow access to the rear garden area.

The rear of the property boasts a beautiful, large rear garden which is fully enclosed to all sides with timber fencing and mature hedging. There is a patio area ideal for al fresco dining in the summertime. There is a garden area which is laid to lawn, and two Barna sheds included as part of the sale are ideal for storage.

| DIRECTIONS

Please see Eircode T12 XH1R for directions.



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