

10 South Ridge, Tivoli, Cork City

BER C2



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this elegantly presented 4 bedroom semi detached family home, situated in a quiet cul de sac location and offering panoramic views over Cork city from its elevated site.



€295,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 3.95m x 2.28m

An open porch allows access to a teak door with stain glass centre and side panelling. A bright spacious reception hallway has magnificent decor which includes high quality solid maple timber flooring. The area has one centre light piece, one radiator and one thermostat control for the heating. There is one power point, two phone points and a doorway from the room allows access to a guest w.c.

- Guest W.C.

The Guest w.c. features a two piece suite with impressive tiling on the floor, half way up the walls and surrounding the wash hand basin. There is one window to the side of the property and one centre light piece.

- Living Room 4.29m x 3.78m

Double doors with glass panels allow access from the hallway to this superb main living room which has a feature bay window to the front of the property which gives panoramic views over Cork city. The room has magnificent decor with high quality solid maple flooring and open fire place with timber surround and granite hearth. There is one centre light piece, one radiator, five power points and one tv point.



- Open plan kitchen/dining/living room 7.04m x 6.19m

Living/Dining Area:

This superb room acts as the heart of this home and is finished with modern stylish decor throughout which includes high quality solid maple timber flooring. This versatile room acts as a kitchen, dining and living area for the property. The dining/living area has a sliding door to the rear of the property which includes a curtain rail and curtains. There are two large radiator, one smoke alarm, one centre light piece and six power points.

Kitchen:

An open walk way from the living/dining area leads to the the kitchen which itself measures (3.13 x 2.73). This superb Cherrywood fitted kitchen has units in a u-shape at eye and floor level along with extensive worktop counter space

with a tiled splash back. The kitchen has one window to the rear of the property with roller blind and Amtico floor covering. The area includes a stainless steel sink, plumbing and space for a dishwasher, fridge freezer and double oven. There is one centre light piece incorporating four spot lights, an integrated extractor fan, eleven power points, one tv point and one phone point.



- Utility Room

Located off the dining area this room has space for a washing machine and dryer. There is an integrated worktop counter, Amtico floor covering and a PVC door with glass panelling allowing access to the side of the property.

- Stairs and Landing

The stairs and landing has been fitted with carpet flooring throughout. The landing has one centre light piece, one smoke alarm, one power points and one thermostat control for the heating. There is a hot press area which is shelved for storage and a stairs case allows access to the attic which is fully floored and shelved for additional storage.

- Bedroom 1 4.83m x 3.97m

A superb master bedroom has a feature bay window, the room itself is immaculately maintained and has high quality flooring which has been sanded and varnished. The room has one centre light piece, one radiator, five power points, one tv point, one phone point and a thermostat control for the heating. A doorway off the room allows access to an en-suite bathroom. The En-suite features a two piece suite with a corner shower area which incorporates a Mira Elite electric shower.

- En-Suite



- Bedroom 2 3.3m x 3.08m A double bedroom has one window to the rear of the property. The room has carpet flooring, neutral decor, one centre light piece and one large radiator. There are three power points, one phone point and one tv point.
- Bedroom 3 3.64m x 3.07m A superb double bedroom has one window to the rear of the property. The room has neutral decor, carpet flooring, one centre light piece, one radiator and two power points.
- Bedroom 4 2.28m x 2.31m A large single bedroom has one window to the front of the property. The room has carpet flooring, built in units from floor to ceiling, one centre light piece, one radiator and one power point.



- Family Bathroom 1.95m x 2.17m The family bathroom features a three piece suite. The area has impressive tiling from floor to ceiling. There is one window to the side of the property.

Features

- Impeccably maintained throughout
- Modern stylish décor
- Impressive cherrywood fitted kitchen
- Top quality tiling and flooring throughout
- Approx 1,280 Sq Ft
- Built Approx. 2002

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