



Downey McCarthy

...the people you can trust

45 Laurel Ridge, Shanakiel, Cork



ERA Downey McCarthy are delighted to present to the market this beautifully maintained three bedroom townhouse, situated in this popular estate at the top of Shanakiel. Ideally located within walking distance of Apple Headquarters in Hollyhill, Laurel Ridge is also convenient to Sundays Well, UCC and CUH with the western suburbs of Bishopstown, Ballincollig and Blarney also within easy reach.



AMV: €245,000

BER C1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- 75.27 Sq. M / 810 Sq. Ft
- Built in 1980 approx.
- BER C1
- Natural Gas Central Heating
- Newly fitted Gas Boiler (2021)
- Three spacious bedrooms
- Superb Modern bathroom
- Off-street parking for up to two vehicles
- Maintenance-free exterior to the front
- Block built shed to the rear
- Great location with UCC, CUH, & City Centre within short driving distance
- Walking distance to Apple Computer HQ
- Close to all local amenities, schools, shops, garage etc.
- On the 202 Bus Route
- South Facing back garden gets the sun all day

| PORCH

A sliding door allows access to the porch area which has tiled flooring, one centre light fitting and a PVC door with glass panelling gives access to the main reception hallway.

| RECEPTION HALLWAY

3.4m x 1.83m (11'1" x 6'0")

This area has one centre light fitting, one smoke alarm, carpet flooring, a house alarm, one radiator and under-stair storage.

| LIVING ROOM

4.16m x 3.26m (13'6" x 10'6")

The living room has two windows overlooking the front of the property and is a well presented room with attractive décor throughout. Other features include solid timber flooring, one centre light fitting, a built-in cabinet for storage and a marble fireplace.



| KITCHEN/DINING AREA

3.63m x 5.2m (11'9" x 17'0")

The kitchen/dining area has solid units at eye and floor level with extensive worktop counter and tiled splashback, one window overlooking the rear of the property and double doors which allow access to the rear garden. Other features include one radiator, tiled flooring throughout, two light fittings, space for a washing machine, an integrated oven, extractor fan and hob and a stainless steel sink. The dining area has ample space for a dining table, one television point and one radiator.



| STAIRS AND LANDING

2.86m x 1.91m (9'3" x 6'2")

The stairs and landing are fully carpeted throughout with one centre light piece and access to the hot press gained from the landing. There is also access to a fully floored attic via a Stira staircase.

| BEDROOM 1

3.85m x 3.11m (12'6" x 10'2")

A spacious double bedroom has two windows overlooking the front of the property, neutral décor, carpet flooring, one centre light fitting, one radiator, ample power points and a large built-in unit for storage.



| BEDROOM 2

4.16m x 3.26m (13'6" x 10'6")

This bedroom has one large window overlooking the rear of the property, neutral décor, carpet flooring, one centre light fitting, built-in units for storage and ample power points.



| BEDROOM 3

4.16m x 3.26m (13'6" x 10'6")

There is one window overlooking the front of the property, one centre light fitting, carpet flooring, built-in units for storage, one radiator and the newly fitted gas boiler is also housed here.



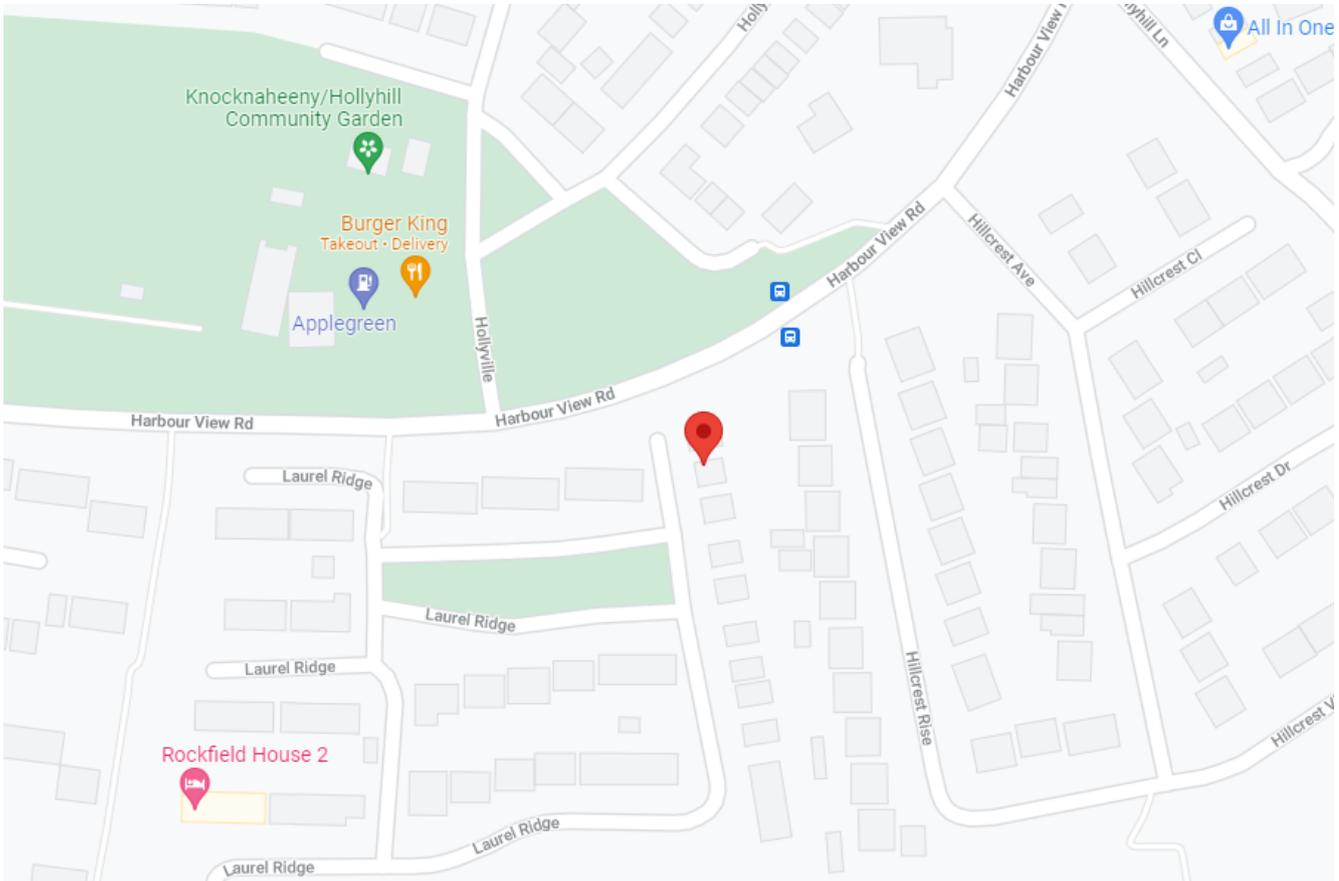
| BATHROOM

1.74m x 1.86m (5'7" x 6'1")

The main family bathroom has spectacular décor throughout, fully tiled floors and walls, recessed spot lighting and a frosted window to the rear of the property. The bathroom benefits from a three piece suite including a built-in shower cubicle with an Aspirante electric shower, a heated towel rail, built-in display cabinet and a storage cabinet under the sink.

| DIRECTIONS

Please see Eircode T23 K76P for directions.



| ALL ENQUIRIES TO:

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