

24 Coolkellure Rise, Lehenaghmore, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this exquisite three bedroom family home, ideally located in the much acclaimed and easily accessible development of Coolkellure, Lehenaghmore, Cork. The property benefits from its stunning internal finish with a host of modern tasteful extras, a west facing rear aspect ensuring natural light in the rear garden from early afternoon to late evening, and an energy efficient A3 BER rating ensuring a comfortable, warm living environment.

Accommodation consists of reception hallway, guest w.c, living room, and open plan kitchen/dining area on the ground floor. Upstairs the property offers three spacious bedrooms, an en suite, and the main family bathroom.

AMV: €375,000

BER A3

60 South Mall, Cork.

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PSRA No. 002584

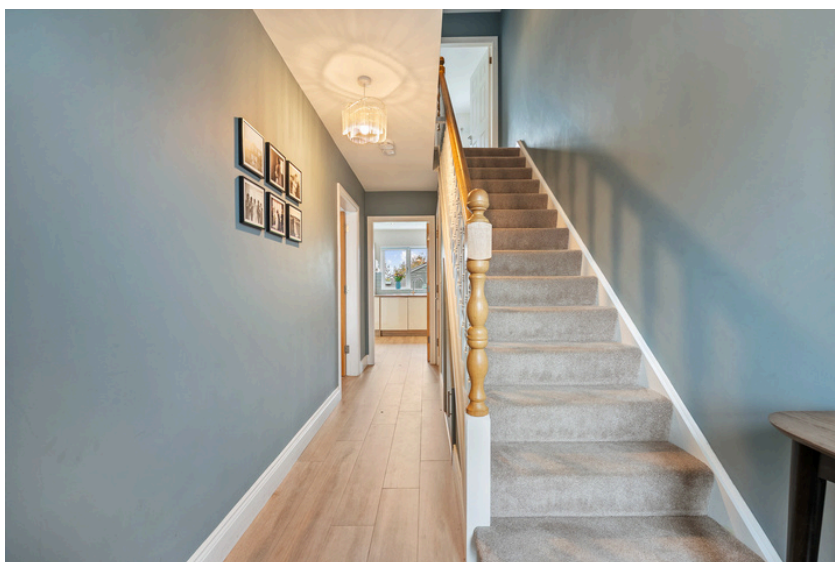
| FEATURES

- Spectacular show house standard 3 bedroom property
- BER A3 - Qualifying for property for Green Mortgage Interest Rates
- Sunny west facing rear aspect
- Approx. 86 Sq. M. / 926 Sq. Ft.
- Built in 2017
- Air to water heating system with underfloor heating & double glazed PVC windows
- Ideal First Time Buyer home/Investment property rental potential of €2,500 per month
- Modern fitted kitchen
- Attractive warm colour palette and impressive flooring throughout
- Easy access to 203 bus route
- 10 minutes' drive to Wilton Shopping Centre/CUH, Douglas Village & Cork city centre

| RECEPTION HALLWAY

5.12m x 2m (16'7" x 6'5")

A composite door with glass centre and side panelling allows access to the main reception hallway. The area features attractive décor with high quality tile flooring throughout. There is one centre light piece, one power point, one telephone point, one alarm control point, under stair storage, and an oak door allows access to the guest w.c.



| GUEST W.C

The guest w.c features a two piece suite, an attractive tile splashback and tile flooring. There is one centre light piece, one extractor fan, and one wall-mounted mirror with integrated LED lighting.



| LIVING ROOM

4.88m x 3.14m (16'0" x 10'3")

A superb main living room has one window to the front of the property including a curtain rail, curtains and a zig-zag roller blind. The room has superb high quality laminate timber flooring, attractive décor, and a feature fireplace with insert stove. There is one centre light piece, six power points, one telephone point, and one television point.



| OPEN PLAN KITCHEN/DINING

3.39m x 5.23m (11'1" x 17'1")

This superb open plan kitchen/dining area benefits from its bright west facing aspect. The room has one window to the rear of the property, and double doors allow access to the patio and garden areas. There is high quality décor, recessed spot lighting, extensive dining space, and attractive tile flooring throughout.

The kitchen features modern fitted units in a high gloss finish in an L-shape, with extensive worktop counter space. Included within the kitchen is an integrated oven/hob/extractor fan, dishwasher and washing machine together with a stainless steel sink and drainer unit. There are thirteen power points throughout the area.



| STAIRS AND LANDING

3.57m x 2.07m (11'7" x 6'7")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is a hot press area which is shelved for storage, a Stira staircase allowing access to the partly floored attic, and one centre light piece.



| BEDROOM 1

3.94m x 3.1m (12'9" x 10'1")

A superb main bedroom has one window to rear front of the property including a curtain rail, curtains and a roller blind. The room has high quality Sliderobe fitted units, adding extensive storage space. There is one centre light piece, built-in vanity area, laminate timber flooring, six power points, one telephone point, and one television point. A door allows access to the en suite bathroom.



| EN SUITE

0.9m x 2.28m (2'9" x 7'4")

The en suite features a three piece suite including a mains operated shower. There is impressive modern floor and wall tiling, one centre light piece, one extractor fan, and one radiator.



| **BEDROOM 2**

3.38m x 3.12m (11'0" x 10'2")

A spacious double bedroom has one window to the front of the property including a curtain rail, curtains and a zig-zag roller blind. The room has an attractive colour palette, superb integrated Sliderobe fitted units, and high quality laminate timber flooring. There is one centre light piece, one radiator, eight power points, and one television point.



| **BEDROOM 3**

2.88m x 2.19m (9'4" x 7'1")

A large single bedroom has one window to the rear of the property including a curtain rail and curtains. The room has attractive neutral décor, high quality laminate timber flooring, one centre light piece, one radiator and four power points. The option of built-in wardrobe units is available if required.



| **FAMILY BATHROOM**

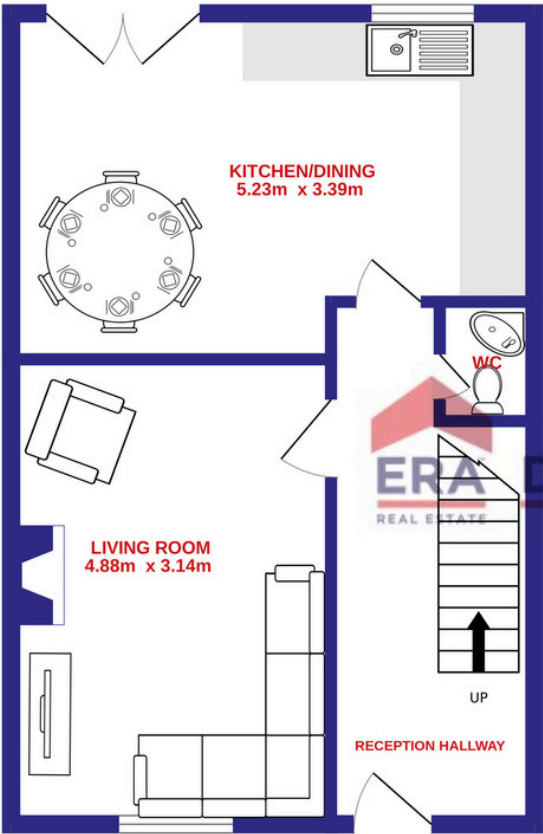
2.2m x 2.02m (7'2" x 6'6")

The family bathroom features a three piece suite including a mains operated shower fitted over the bath. The area has impressive tiling throughout, one window to the front of the property, one centre light piece, one radiator, and one extractor fan.

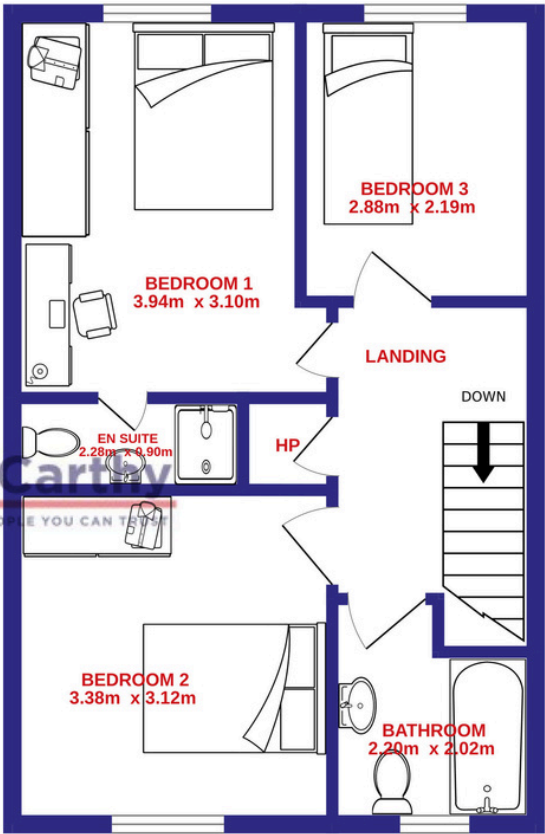


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR

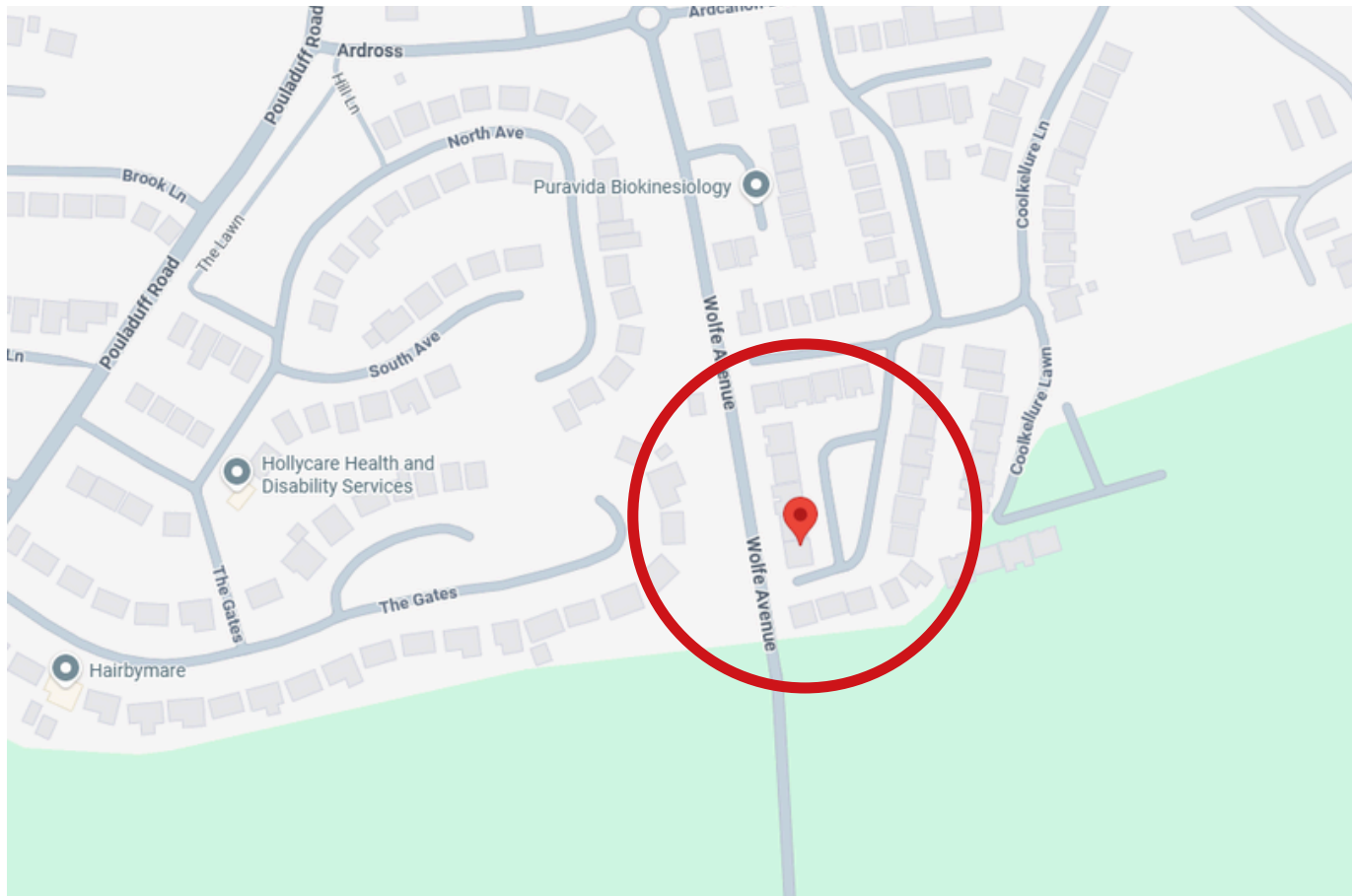


The front of the property has an attractive maintenance free façade of brick and pebble dash. There is a cobble lock driveway to facilitate off street parking for two vehicles.

The rear of the property is fully enclosed with concrete posts and timber panelling. There is a superb patio area located off the kitchen/dining space, and the rear of the property offers a west facing aspect, allowing natural light to fill the area from early afternoon to late evening. There is maintenance free high grade astro turf lawn, and a timber shed is included as part of the sale.

| DIRECTIONS

Please see Eircode T12 FX4F for directions.



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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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