



Downey McCarthy

...the people you can trust

15 Hayfield, Model Farm Road, Cork



ERA Downey McCarthy are particularly delighted to present to the market this magnificent, beautifully maintained, four bedroom detached family home, situated in this most exclusive and sought after location in Hayfield on Model Farm Road, Cork. No.15 is ideally located within the development as it is off the main road, and it overlooks the green from a private, corner position. Hayfield is a most desirable address as it is located at the end of the Model Farm Road with Bishopstown, Wilton, CUH, UCC, CIT, Ballincollig Town Centre and South Ring Road network all within easy reach. This is a fantastic opportunity to acquire a substantial family home in a prestigious and mature development.

AMV: €795,000

60 South Mall, Cork.

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PSRA No. 002584

An impressive and maintenance free cobblelock driveway leads into the front of the house. The accommodation is both spacious and beautifully decorated and it consists of reception hallway, guest w.c, living room, kitchen/dining, utility room and family room on the ground floor. Upstairs the property boasts four spacious bedrooms, two en suites and one main family bathroom. The property also offers a superb converted attic space which is completed to high standard and is ideal for storage.



| FEATURES

- Approx. 189 Sq. M. / 2,034 Sq. Ft.
- Built in 2004 approx.
- BER C2
- Magnificent detached family home
- Architect design by Roderick Hogan
- Superb private rear garden
- Beautiful patio area ideal for outdoor entertaining
- Natural Gas fired central heating
- Double glazed PVC windows
- Electric vehicle charger point
- Underfloor heating
- Bespoke top of the range Kitchen units fitted by Glenline
- Four spacious bedrooms on the first floor
- Converted attic space ideal for storage
- Ample off street parking
- Bishopstown, Wilton, CUH, CIT, Ballincollig town centre and South Ring Road network within easy reach

| RECEPTION HALLWAY

4.38m x 2.01m (14'3" x 6'5")

The welcoming reception hallway is very spacious and gives access to all downstairs rooms and an under stairs cloakroom. The room has two windows to the front of the property, tiled flooring, under stair storage and one centre light piece.



| GUEST W.C

1.5m x 1.42m (4'9" x 4'6")

The guest w.c features a two piece suite, tiled flooring, one centre light piece, and a window to the front of the property.

| LOUNGE

4.9m x 5.09m (16'0" x 16'6")

This bright and spacious lounge features double doors, a gas fire, one centre light piece, lovely decorative coving and a feature open bay window that overlooks the front of the property and allows natural light to flood the area.



| KITCHEN/DINING

7.1m x 3.63m (23'2" x 11'9")

This superb kitchen/dining area has been re-fitted in recent years by 'Glenline' to an exceptionally high standard throughout. The main feature is the most impressive centre island unit with Silestone worktop counters and there are solid wood fitted units at eye and floor level throughout. All essential appliances are integrated including the oven, fridge freezer and dishwasher, one centre light piece and extensive dining space to one side.



| UTILITY ROOM

3.84m x 1.35m (12'5" x 4'4")

The utility area has tiled flooring, one centre light piece, plumbing for a washing machine, plumbing for a dryer, storage units and worktop counters.

| LIVING ROOM

5.38m x 3.47m (17'6" x 11'3")

Located just off the kitchen, this sunken living room boasts one large window and double doors allowing access to the patio area which floods the room with extensive natural light. The room has solid wooden flooring, decorative coving, one centre light piece, and a solid fuel burning stove.



| STAIRS AND LANDING

6.85m x 1.41m (22'4" x 4'6")

The stairs and landing has been fitted with carpet flooring throughout. The bright and spacious first floor landing has one two windows to the side of the property, one centre light piece and a second set of stairs allowing access to the converted attic.



| BEDROOM 1

4.27m x 4.73m (14'0" x 15'5")

This superb large double bedroom has one feature bay window overlooking the front of the property. The room has carpet flooring, one centre light piece, an extensive array of built-in wardrobes and doors allowing access to an en suite and walk in wardrobe respectively.



| EN SUITE 1

1.95m x 2.96m (6'3" x 9'7")

The en suite features a three piece suite including a pump shower, a heated towel rail, one centre light piece floor, wall tiling and one window to the side of the house.

| BEDROOM 2

2.79m x 2.96m (9'0" x 9'7")

This double bedroom has one window overlooking the rear of the property, carpet flooring, one centre light piece, wall to wall built-in wardrobes and a door allowing access to the en suite.

| BEDROOM 3

2.67m x 4.04m (8'7" x 13'2")

This double bedroom has one window overlooking the rear of the property, carpet flooring, one centre light piece and wall to wall built-in wardrobes.

| BEDROOM 4

3.49m x 3.78m (11'4" x 12'4")

This large double bedroom has one window overlooking the front of the property, carpet flooring, one centre light piece and an extensive array of built-in wardrobes.



| EN SUITE 2

2.13m x 1.5m (6'9" x 4'9")

The en suite features a three piece suite including a pump shower, a heated towel rail, one centre light piece floor, wall tiling, tiled linoleum flooring and one window to the side of the house.



| BATHROOM

2.47m x 1.69m (8'1" x 5'5")

The main family bathroom features a four piece suite including an electric shower fitted over the bath, floor and wall tiling, one centre light piece, a heated towel rail and one window to the side of the property.

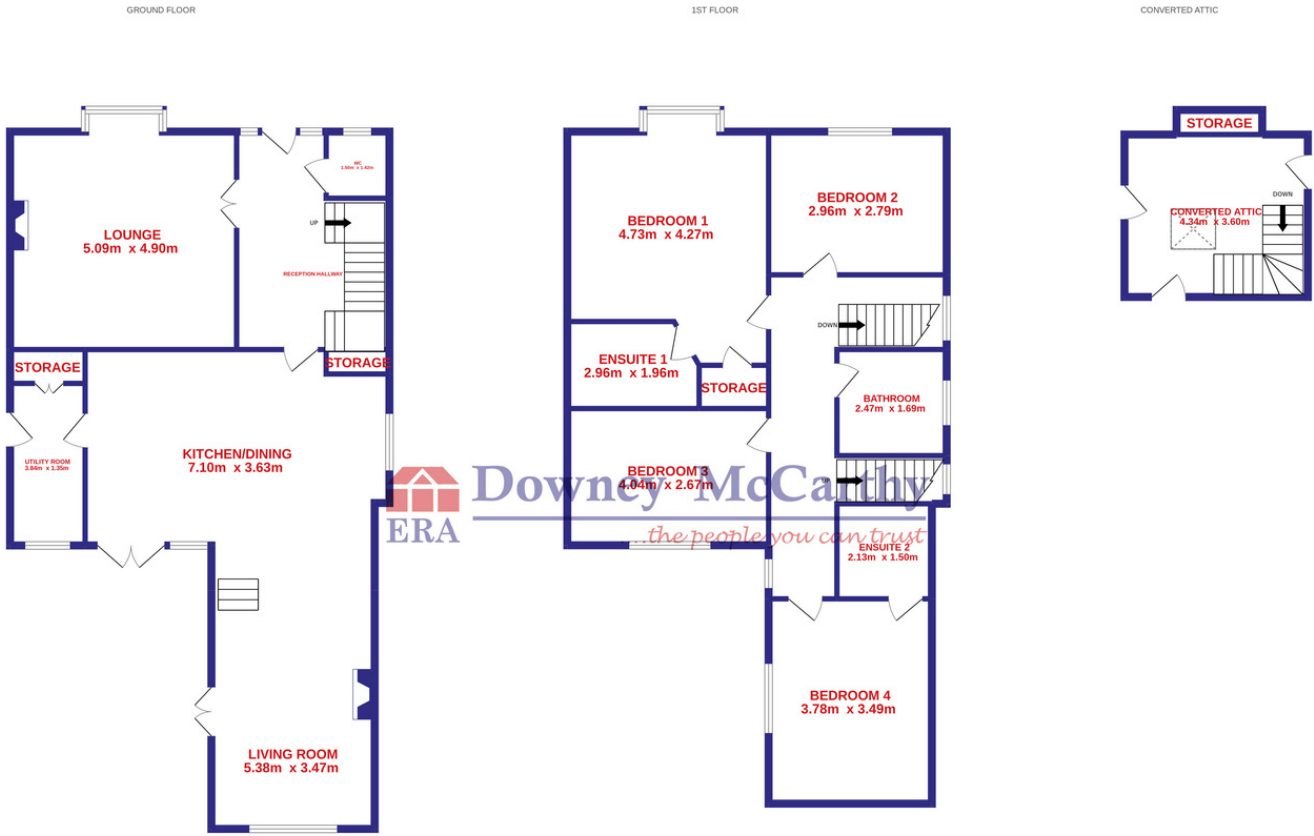


| CONVERTED ATTIC

3.6m x 4.34m (11'8" x 14'2")

On the third floor of the property, the converted attic has one Velux window and storage units.

FLOOR PLAN



TOTAL FLOOR AREA : 189.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| DIRECTIONS

Please see Eircode T12 ND8Y for directions.



| ALL ENQUIRIES TO:

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