



Downey McCarthy

...the people you can trust

16 Heatherfield, Ballymaw, Waterfall, Cork



EXCLUSIVE 5 BEDROOM DETACHED RESIDENCE

AMV: €750,000

BER B3

60 South Mall, Cork.

Tel: 021 490 5000 | Email: info@eracork.ie | Web: www.eracork.ie

PSRA No. 002584

| DESCRIPTION

ERA Downey McCarthy are delighted to present this exclusive, five bedroom detached property which comes to the market in pristine condition. Situated on a large corner site in the much acclaimed Heatherfield development in Waterfall, this property offers you a chance to buy the perfect contemporary family home. The location is superb and offers 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 IN BRIEF

Accommodation consists of reception hallway, living room, open plan kitchen/dining area, family room, study/home office, utility room and guest w.c. on the ground floor. Upstairs the property boasts five spacious bedrooms, one dressing room/walk-in wardrobe, two en suite bathrooms and a large family bathroom.



| FEATURES

- Exclusive five bedroom detached property
- Approx. 230.96 Sq. M. / 2,482 Sq. Ft.
- Built in 2004
- BER B3
- Oil fired central heating
- Double glazed windows
- Spacious living and bedroom accommodation
- Two en suite bathrooms
- One walk in wardrobe
- Superb large private corner site
- Fully enclosed rear garden
- Rear patio area ideal for al fresco dining
- Detached garage
- Secure electric gates
- Ample off street parking
- Beautiful interior design finish throughout
- Modern fitted kitchen
- Bespoke joinery throughout
- Steel frame construction
- Quality ceramic ware throughout with unique chrome fittings
- Alarm and CCTV
- EV charging point
- 5G broadband capability
- 5 minutes' drive to Bishopstown/Wilton and local services and amenities
- Easy access to the South Link Road Network

| RECEPTION HALLWAY

6.7m x 4.47m (21'9" x 14'6")

A teak door with glass centre and top panelling allows access to the bright and welcoming reception hallway. The hallway, which is magnificently presented, sets the tone for this spectacular property and includes tiled flooring, bespoke timber wall panelling and attractive covings around the ceiling and centre light piece. This light-filled area offers under stair storage, four power points, two telephone points, one radiator, one centre light piece, recessed spot lighting and a cloak room with built-in storage space.



| GUEST W.C

1.47m x 1.96m (4'8" x 6'4")

Located off the hallway, the guest w.c. features a two piece suite with one window to the side of the property. There is attractive timber panelling, tile flooring, a heated stainless steel towel rail and one centre light piece.

| LIVING ROOM

5.92m x 4.37m (19'4" x 14'3")

Double doors with glass panelling allow access to the living room from the reception hallway. The room has one window to the front of the property including a curtain rail and curtain, superb built-in storage and display cabinets to either side of a feature ornate fireplace and solid maple timber flooring. Beautiful decorative covings surround the ceiling and centre light piece and there is one radiator, eight power points, two telephone points and two television points.



| OPEN PLAN KITCHEN/ DINING AREA

5.47m x 6.85m (17'9" x 22'4")

Located at the rear of the property, the kitchen/dining area features a modern country-style kitchen finished in an ivory colour scheme with contrasting granite worktops. The area has tiled flooring throughout, one window overlooking the rear garden and a bay window with double doors allowing access to a rear patio area while also allowing extensive natural light to fill the room. Other features include an integrated island unit, larder unit, recessed spot lighting, integrated appliances including a microwave and extractor hood and space for a dishwasher, gas range and an American style fridge freezer. The room offers extensive dining space, two large radiators, numerous power points and bespoke built-in cabinets and wine rack.



| FAMILY ROOM

3.48m x 4.38m (11'4" x 14'3")

Steps from the kitchen/dining area lead down to the family room from the kitchen/dining area. This superb room has 10 ft high ceilings, a sliding door allowing access to the rear garden patio, wide plank solid oak timber flooring, and a custom built raised wood burning stove with integrated storage underneath and to both sides. Other features include one large radiator, and 24 power points in total (including kitchen/dining area).



| UTILITY ROOM

1.85m x 3.15m (6'0" x 10'3")

A door from the kitchen allows access to the utility room. This room features tile flooring, built-in units at eye and floor level, a stainless steel sink and drainer unit, one centre light piece and one radiator. A door from the room allows access to the side of the property.



| STUDY/HOME OFFICE

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

This versatile room could serve a multitude of uses and offer a window to the front of the property including a curtain rail and curtains. The room is beautifully finished with oak timber flooring, one centre light piece, one radiator with radiator cover, six power points and a built-in display cabinet/storage unit.



| STAIRS AND LANDING

The stairs and landing has carpeted flooring throughout and bespoke timber panelling. The landing has recessed spot lighting, one radiator, two power points, one thermostat control for the heating, a hot press area for storage and a Stira staircase allowing access to the attic.



| BEDROOM 1

4.2m x 3.89m (13'7" x 12'7")

This superb, spacious double bedroom has one window to the front of the property including a curtain rail, curtain. The room has luxurious carpet flooring, hand crafted built-in storage units, one radiator, one centre light piece, eight power points, one telephone point, one television point and an open archway allows access to a dressing area/walk-in wardrobe.



| WALK-IN WARDROBE

2.85m x 2.6m (9'3" x 8'5")

This area has one window to the front of the property including a curtain rail and curtains and is finished with carpet flooring. There are an impressive array of built-in units from floor to ceiling on both sides of the room, one centre light piece, one radiator and two power points.



| EN SUITE 1

1.9m x 2.6m (6'2" x 8'5")

A newly renovated en suite bathroom features a three piece suite including a double corner shower area incorporating a Triton electric shower. There is one window to the side of the property with Venetian blind, recessed spot lighting, and a double sink vanity unit with integrated storage. This en suite has attractive décor and high quality floor and wall tiling.



| BEDROOM 2

3.29m x 4.38m (10'7" x 14'3")

This generous sized double bedroom has one window to the front of the property including a curtain rail, curtains and a roller blind. The room has carpet flooring, one centre light piece, one radiator, six power points, one television point, one telephone point and a door allowing access to the en suite.



| EN SUITE 2

1.73m x 2.15m (5'6" x 7'0")

The en suite bathroom features a three piece suite including a corner shower area, semi-solid oak timber flooring, attractive floor and wall tiling and one window to the side of the property. There is one centre light piece, one wall-mounted light piece and one radiator.



| BEDROOM 3

4.28m x 3.25m (14'0" x 10'6")

This spacious double bedroom has one window to the rear of the property which offers beautiful, panoramic views over Cork city centre from this elevated site. The room has solid timber flooring, built-in storage, one centre light piece, six power points, one telephone point and one television point.



| BEDROOM 4

3.2m x 3.85m (10'4" x 12'6")

This large double bedroom has attractive décor and a large window allowing uninterrupted views over Cork city. There are built-in units from floor to ceiling, one radiator, six power points and solid timber flooring.



| BEDROOM 5

3.2m x 3.8m (10'4" x 12'4")

This large double bedroom has attractive décor and a large window allowing uninterrupted views over Cork city. There are built-in units from floor to ceiling, one radiator, six power points and solid timber flooring.



| MAIN BATHROOM

2.38m x 2.6m (7'8" x 8'5")

This beautifully presented family bathroom has been recently renovated and features a four piece suite including a corner shower area and modern tiling throughout. There is recessed spot lighting, one window to the side of the property with roller blind, integrated storage space under the sink, one feature wall-mounted light fitting and a heated towel rail.



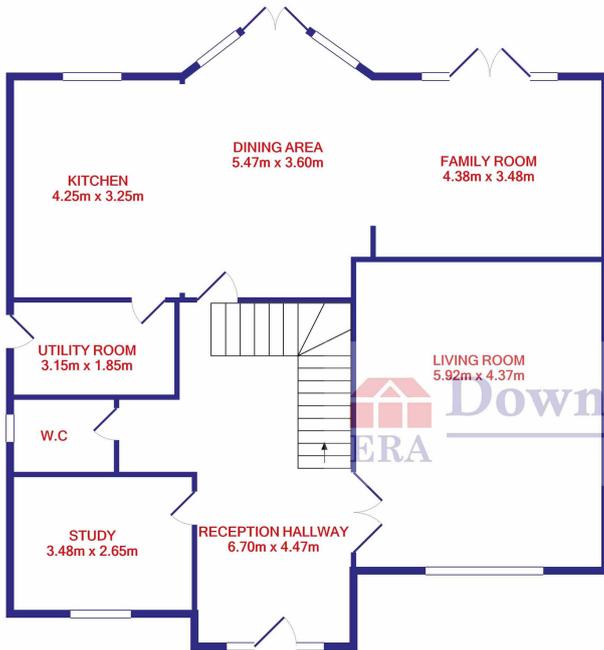
| GARAGE

5.1m x 2.9m (16'7" x 9'5")

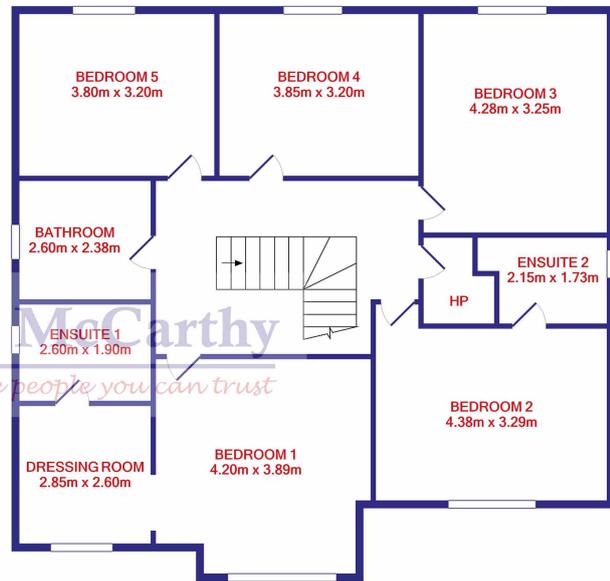
Situated at the front of the property, double teak doors allow access to the garage. The area has concrete flooring, extensive shelving, one window to the side of the garage, ample power points, one PVC door, one centre light piece and access to an attic hatch.



| FLOOR PLAN



GROUND FLOOR



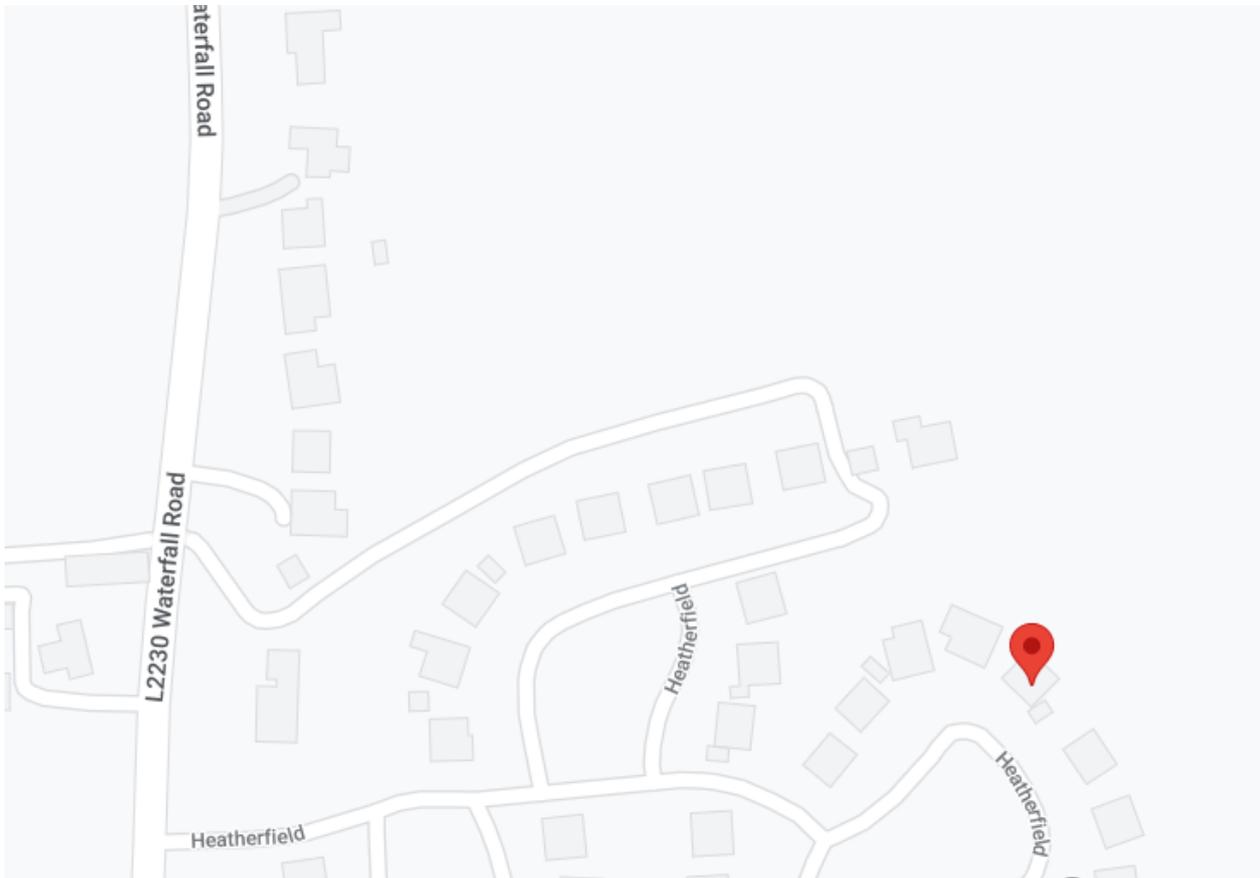
1ST FLOOR

TOTAL APPROX. FLOOR AREA 230.6 SQ.M. (2482 SQ.FT.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2022

Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.

| DIRECTIONS

Please see Eircode T12 TKP1 for directions.



| ALL ENQUIRIES TO:

Sean McCarthy
086 8385768
sean@eracork.ie



 **Downey McCarthy**
...the people you can trust

Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.